

## Windsor Road

Approximate Gross Internal Area = 1855 sq ft / 172.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



### Windsor Road, Wanstead

Offers In Excess Of £1,250,000 Freehold

- Four Bedrooms
- Elegant Sitting Room
- Kitchen/Dining Room
- Superb entrance hallway with cloakroom
- 95' Rear Garden
- Walk In Wardrobe & Wet Room
- Family Room
- Stunning period fireplaces
- Basement with storage

# Windsor Road, Wanstead

Petty Son & Prestwich are delighted to offer this fine Edwardian double bayed four bedroom / three reception family home oozing charm and character befitting its era including ceiling roses, coving, picture rails and fireplaces, all giving a nod to the property's past.



Council Tax Band: F



Positioned on Windsor Road, which forms part of the sought-after Lakehouse Estate, this charming end of terrace home benefits from being well placed for the popular Aldersbrook Primary school and excellent transport links, being only 0.8 miles from Leytonstone Central Line, 1 mile from Wanstead Station and 1.6 miles from Manor Park Mainline and The Elizabeth Line.

On stepping inside the character on offer can be fully appreciated commencing with a breath-taking stained glass front door leading into a welcoming hallway with solid wood newel post and beautiful carved balustrading. The hallway features a guest cloakroom as well as giving access to the basement which is fitted with a generous range of storage cupboards.

An elegant sitting room is set at the front of the house with a large bay window, framed with plantation shutters, ensuring the space is flooded by natural light. A beautiful fireplace is flanked by useful storage cupboards with display shelving above. To the rear of the house you will find the modern kitchen/dining room which opens into a further sitting room, again boasting a superb original fireplace. This large area lends itself well to family gatherings where guests have space for both formal dining and relaxing. The kitchen is fitted with a range of Shaker style cabinets complemented by contrasting work surfaces and integrated appliances whilst beautiful garden views can be enjoyed from the dining area.

On the first floor you will find four bedrooms, the principal with superb fireplace and large walk in wardrobe which leads into an en-suite wet room. The second bedroom is fitted with a range of Neville Johnson bespoke furniture allowing the space to be used as a home office for two people, convenient for those who work from home. The family bathroom is fitted with a white suite including a claw foot bath. The large loft space is suitable for development (subject to the usual planning consents).

A delightful rear garden of 95' approx commences with a generous patio area offering plenty of space for al-fresco dining. The garden is mainly laid to lawn with mature tree and shrub borders. To the

rear of the garden is a handy garden shed and a further patio area. The secure side access leads to the front driveway which provides off road parking.

As well as Leytonstone ( 0.8miles), Wanstead ( 1 mile) and Manor Park Stations ( 1.6miles), transport links include local bus routes. The area is well known for its expanse of Green spaces including Wanstead Flats and the beautiful forest walks of Bushwood and Wanstead Park.

EPC Rating: D62  
Council Tax Band: F

**Reception Room**  
16'0" x 14'5"

**Family Room**  
14'9" x 10'10"

**Kitchen/Dining Room**  
23'7" x 20'10"

**Cellar**  
13'1" x 7'3"

**Bedroom**  
16'0" x 14'5"

**Bedroom**  
16'4" x 10'11"

**Bedroom**  
12'11" x 9'10"

**Bedroom**  
9'2" x 6'6"