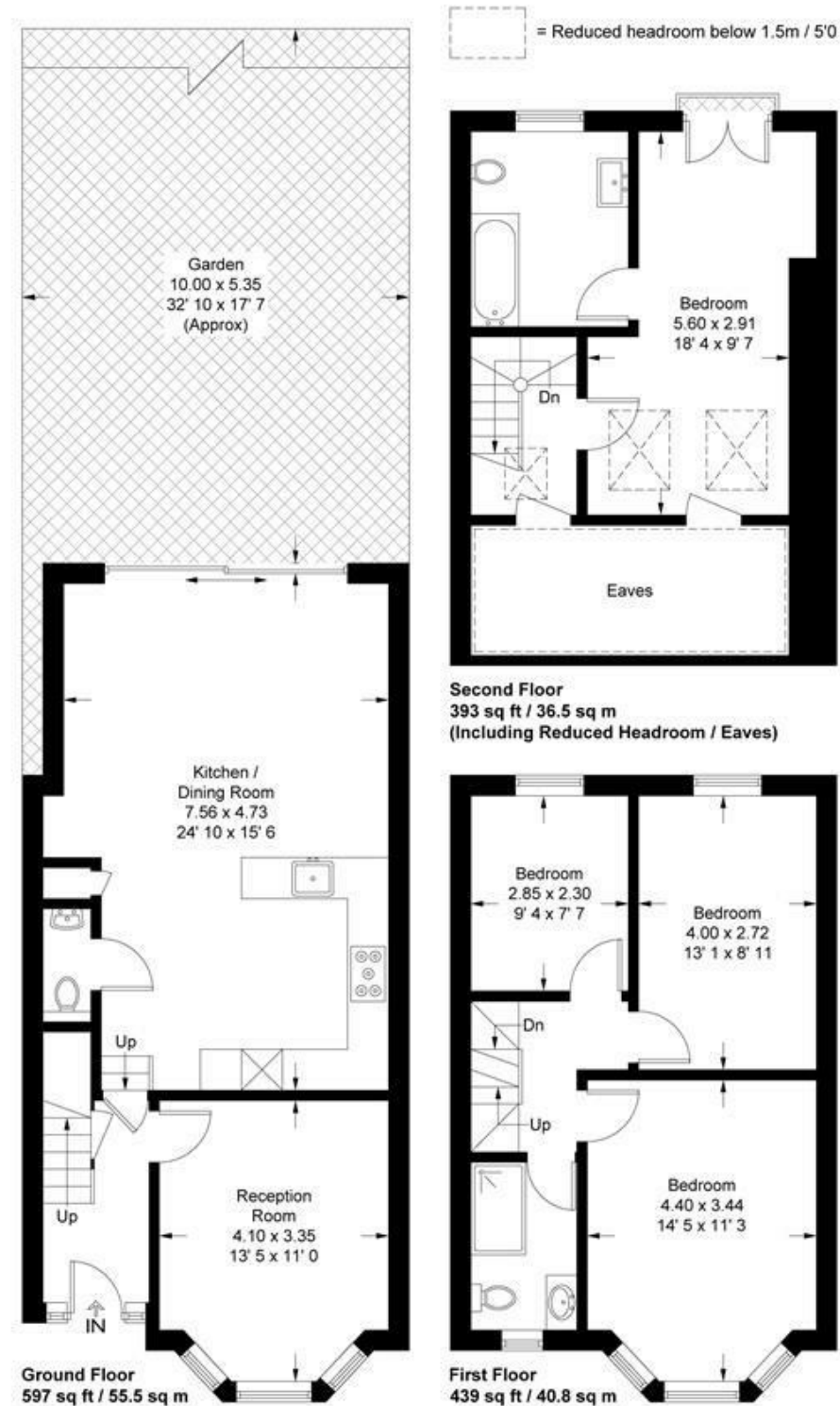
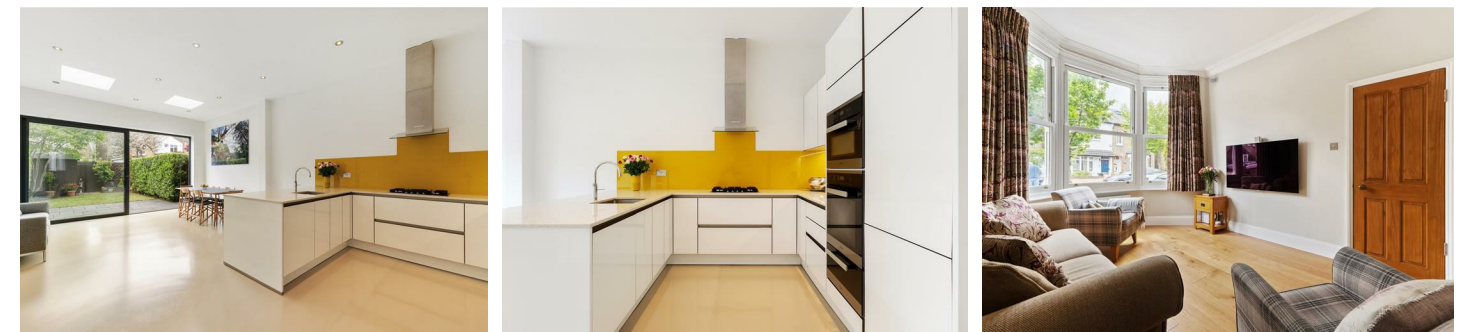


## Halstead Road

Approximate Gross Internal Area = 1341 sq ft / 124.6 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 88 sq ft / 8.2 sq m  
Total = 1429 sq ft / 132.8 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.



## Halstead Road, Wanstead

Offers In Excess Of £1,150,000 Freehold

- Four bedrooms character property
- Beautifully presented throughout
- Guest cloakroom
- Family shower room
- Favourable West facing garden
- Highly sought after Wanstead Village location
- Elegant, formal lounge
- Stunning kitchen/dining room with underfloor heating
- Large en-suite bathroom
- 0.3 miles to Wanstead High Street

# Halstead Road, Wanstead

Positioned on the sought after tree-lined Halstead Road, this characterful four-bedroom Victorian home is a mere 0.2 miles from Wanstead High Street with both Snaresbrook Station and Wanstead Station (0.3 miles and 0.5 miles respectively). With exposed brickwork and double bay windows, this home is the epitome of the picture-perfect Victorian house.



Council Tax Band: D



On stepping inside it is apparent that this beautiful home has been architect designed, refurbished and presented to a high standard.

The welcoming entrance hallway provides understairs storage which has been put to good use as the electronics hub. To the front of the house, you will find an elegant sitting room flooded by natural light, thanks to the large bay window. Moving through to the rear of the property one is immediately impressed by the huge kitchen family room, the light and space being enhanced by large sliding doors, skylight windows and lowered floors with underfloor heating. The kitchen is fitted with a range of contemporary cabinets complemented by contrasting splash backs, stone worksurfaces, integrated Miele appliances as well as a Quooker hot water tap. There is also a utility cupboard and useful guest cloakroom.

On the first floor you will find three bedrooms, two doubles and a single. The family shower room is also on this floor. The fourth bedroom can be found on the second floor, boasting a Juliette balcony and generously sized bathroom, fitted with a white suite, part tiled walls and pretty tiled flooring. The pretty rear garden commences with a patio area, offering plenty of space for a table and chairs. The lawn is bordered by hedging, giving a good deal of privacy and a useful garden shed provides space for garden tools.

As well as Wanstead and Snaresbrook Central Line Stations, transport links include local bus routes and easy road access to the North Circular, M11 and M25.

EPC Rating: C73  
Council Tax Band: D

Reception Room  
13'5" x 10'11"

Kitchen/Dining Room  
24'9" x 15'6"

Bedroom  
14'5" x 11'3"

Bedroom  
13'1" x 8'11"

Bedroom  
9'4" x 7'6"

Bedroom  
18'4" x 9'6"