

Seagry Road

Approximate Gross Internal Area = 1758 sq ft / 163.4 sq m



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Seagry Road, Wanstead

£1,400,000 Freehold

- Period semi-detached home
- Four double bedrooms
- Ground floor W.C
- Off road parking and gated side access
- Period features throughout
- Envious Wanstead location
- Three large reception rooms
- South/Westerly garden
- Cellar
- Scope to further extend (STPC)

Seagry Road, Wanstead

Situated in the desirable area of Wanstead, this spacious semi-detached house offers ample living space ideal for families. Boasting four bedrooms, three generous reception rooms, and South/Westerly garden.



Council Tax Band: F



Conveniently located on a highly desirable road, Seagry road is within extremely close proximity (0.3 miles) of Wanstead's Central Line Station and Wanstead High Street offering an array of independent shops, restaurants, and amenities for everyday needs. Wanstead's stunning golf course, cricket club and parks, and array of excellent nurseries and schools are also a short stroll away on foot adding to the appeal of this particular location.

A wide frontage with gated side access, off road parking and accompanying raised side garden frame what is an imposing period home with impressive double height bay window. The proportions internally are equally as pleasing, starting with a generous entrance hall leading to a handy ground floor W.C and three formal reception rooms, all of which retain an array of original features, including ornate plastered ceilings, deep skirting, exposed flooring, picture rails, original fire surrounds and doors. The morning room to the rear provides access to the modern kitchen that overlooks the garden in addition to the property's cellar; easy access to a very handy storage room. Although the home provides ample living accommodation across the three large receptions there is opportunity for those wishing to have a more open-plan approach to the accommodation, with the option to combine the receptions and kitchen to the back, or add a ground floor extension (STPC) to further increase the space.

To the first floor there are four ample double bedrooms and a well-proportioned family bathroom, with a loft providing storage or an opportunity to add to the accommodation by way of conversion (STPC). The rear garden has been beautifully maintained to offer a large lawn bordered by a mix of plants and shrubs in both raised and informal flower beds. The garden enjoys an incredibly favourable South/Westerly aspect allowing it to get the best of the sun

throughout the year.

EPC Rating: D61
Council Tax Band: F

Living Room
16'5 x 14'9

Dining Room
17'1 x 11'10

Morning Room
15'1 x 10'2

Kitchen
11'10 x 6'7

Cellar
9'10 x 7'10

Bedroom One
16'5 x 13'1

Bedroom Two
16'5 x 11'10

Bedroom Three
11'10 x 8'10

Bedroom Four
10'2 x 8'10