



Belgrave Road, Wanstead

Offers In Excess Of £1,200,000

- Four bedroom Edwardian home
- Three large doubles and generous single
- Stunning kitchen/diner
- Spacious family bathroom and additional shower room
- Off road parking
- Expertly extended and thoughtfully designed
- Two formal receptions
- Separate utility room
- Ground floor W.C
- Beautiful rear garden with two seating areas

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Located in Wanstead's highly sought after Lake House Estate, 0.8 Miles from Leytonstone Central Line Station, Petty Son and Prestwich are delighted to market this stunning and incredibly spacious four-bedroom terraced, beautifully extended Edwardian home.



Council Tax Band: E



Positioned on the picturesque, tree lined Belgrave Road, this substantial Edwardian home has been beautifully extended and with charming period features still intact throughout and added to where possible. This particular property is a dream for those who have a dog or enjoy outdoor activities such as walking or cycling, with access to Leytonstone High Street and Station directly accessible via footpath through surrounding forest land (0.8 Miles). The popular Aldersbrook Primary Schools lies approximately 0.8 miles walk away in addition to Wanstead High Street offering an array of independent shops, cafes and bars one mile away.

Externally, the handsome façade, with the stunning double bay, sash windows, gravel porch bordered by mosaic pathway, and stained-glass front door that is elegantly framed by an attractive wooden porch, create a grand first impression. The spacious accommodation begins with two large formal reception rooms, both original to build and retaining a wealth of features including central fireplace, ornate plasterwork and exposed wooden flooring, with the rear reception now opened to a stunning kitchen/diner. The stunning shaker style kitchen including a large island with breakfast bar and range of bespoke cabinetry, utilises the space to its maximum potential, with large overhead skylights, French doors and surrounding windows creating a natural bright and welcoming space. A ground floor W.C and cellar which has been converted into a handy utility room complete the ground floor accommodation.

Venturing upstairs, you will discover three bedrooms, two large doubles and a well-proportioned single bedroom, the largest of which boasts two bespoke wardrobes either side of an attractive central fireplace, and large family bathroom with separate bath and walk in shower. The loft access has been thoughtfully converted, leading you to the second floor with a balustrade bespoke made to match the pre-existing Edwardian one. The space now accommodates the principal bedroom with enough space to comfortably fit a run of wardrobes, office space and seating area in addition to a smart neighbouring shower room.

The rear garden has been equally well laid out with an open patio and covered seating area with storage shed and formal lawn in-between, all neatly bordered by established shrubs and planting. There is off road parking to the front for one vehicle in addition to permit parking within the estate.

EPC Rating: C71
Council Tax Band: E

Sitting Room
15'9 x 11'6

Dining Room
15'1 x 10'10

Kitchen/Diner
22'0 x 11'2

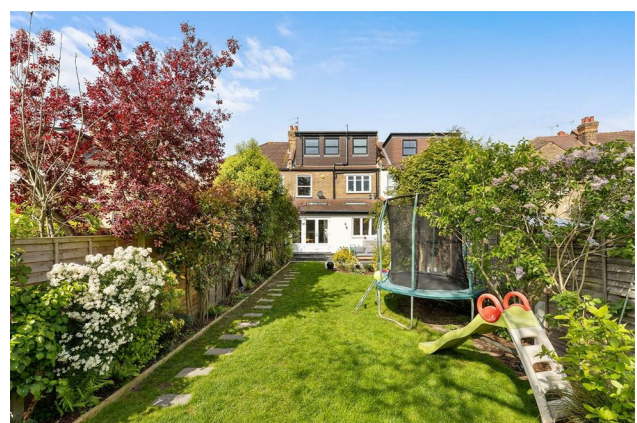
Bedroom One
20'8 x 14'9

Bedroom Two
17'1 x 12'10

Bedroom Three
13'5 x 12'6

Bedroom Four
8'10 x 7'10

Utility Room
11'10 x 7'3



Belgrave Road

Approximate Gross Internal Area = 1981 sq ft / 184.1 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 38 sq ft / 3.5 sq m

Total = 2019 sq ft / 187.6 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.