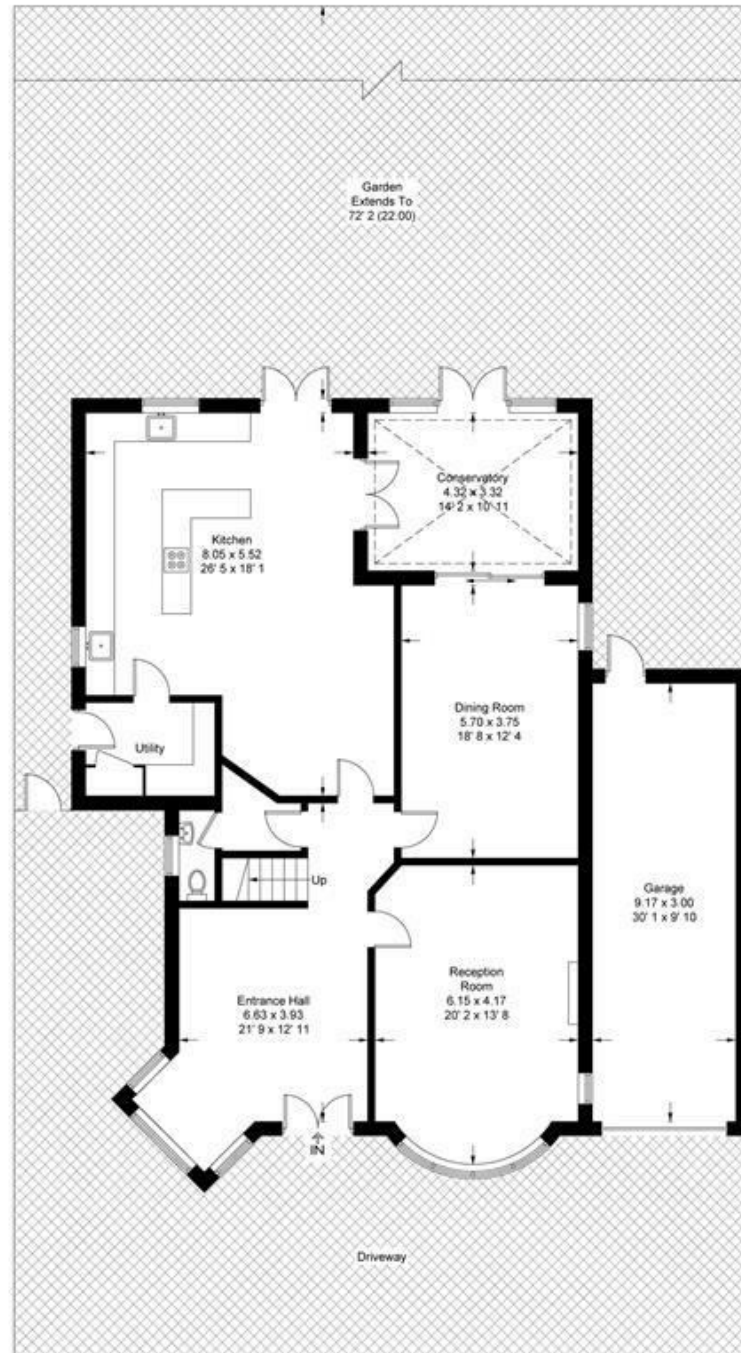


Draycot Road

Approximate Gross Internal Area = 3222 sq ft / 299.3 sq m
(Excluding Reduced Headroom / Loft Eaves)
Reduced Headroom / Loft Eaves = 56 sq ft / 5.2 sq m
Garage = 297 sq ft / 27.6 sq m
Total = 3575 sq ft / 332.1 sq m



Draycot Road, Wanstead

Offers In Excess Of £2,400,000 Freehold

- Substantial detached residence of 3,222 Square feet (3,575 inclusive of eaves)
- Four double bedrooms
- Three receptions in addition to a large kitchen/diner
- Gated side access
- Ground floor W.C
- Impressive, cavernous entrance hall of 21'9" in depth
- Three bath/shower rooms
- Carriage driveway in addition to garage of 30'1" in depth
- Huge games room with additional storage rooms to second floor
- Scope to further extend (STPC)

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.

Draycot Road, Wanstead

Petty Son & Prestwich are excited to offer this expansive, detached home in central Wanstead, spanning an impressive 3,222 square feet boasting carriage driveway, four double bedrooms, three bathrooms and an extended kitchen/diner.



Council Tax Band: G



Positioned on the highly regarded Draycot Road, this expansive residence boasts an enviably peaceful position where residents enjoy the best of both worlds, as Wanstead Central Line Station (0.3 miles), excellent schools, picturesque parks and vibrant high street are all within easy walking distance. On the approach, this period detached home boasts a deep frontage and carriage driveway able to accommodate several vehicles, in addition to an attached garage and separate gated side access.

Upon entering the impressive accommodation begins with a cavernous, furnishable entrance hall of approximately 21'9 in depth with an original fireplace, panelling, open staircase and inbuilt seating area. That sense of grandeur continues with the hallway leads to two exceptionally large receptions rooms, with a formal sitting room to the front of approximately 20 foot in depth, and a similarly spacious formal dining room to the rear that opens up to a conservatory with beautiful views over the well-kept rear garden. The conservatory then leads to the home's large, contemporary kitchen/diner allowing the home to be opened up as one larger space for party's or family gatherings, or three separate areas. There is plenty of work-surface and storage space in addition to a large breakfast bar area which seats up to five people, making it the perfect space to keep the cook company, with a separate area that can be setup for seating or where children could do their homework. The kitchen is purely a cooking and socialising area thanks to the an additional utility room with separate sink and plenty of space for white goods, whilst also providing access to the side passage for easy removal of bins. There is a further handy downstairs W.C accessible from the inner hallway.

The first floor has an impressive landing which has been beautifully extended to create an incredible huge games room to the second floor with vaulted ceiling, in addition to two separate storage rooms, one of which contains a sink. The first floor provides four double bedrooms, one of which enjoys an en-suite shower room, in addition to a large bathroom with separate bath and jack and jill shower room with twin sinks. The rear garden has been simply laid to lawn with surrounding path and

flower beds, with beautiful mature trees to the rear providing a great deal of privacy. There is further scope to extend further to the rear and side, or to convert the loft to provide ample bedroom or bathroom space.

EPC Rating: TBC
Council Tax Band: G

Sitting Room
20'2 x 13'8

Dining Room
18'8 x 12'4

Conservatory
14'2 x 10'11

Kitchen/Diner
26'5 x 18'1

Bedroom One
16'9 x 15'11

Bedroom Two
13'9 x 13'0

Bedroom Three
13'4 x 13'3

Bedroom Four
12'5 x 9'11

Games Room
15'6 x 15'3

Garage
30'1 x 9'10