



## Windsor Road, Wanstead

Asking Price £1,125,000 Freehold

- Four Bedrooms
- Modern Kitchen/Dining Room
- Conservatory
- Double Glazed Timber Windows
- Elegant Sitting Room
- Utility Area with Cloakroom
- Family Bathroom/En-Suite Shower Room

# 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: E





Positioned on Windsor Road, which forms part of the sought-after Lakehouse Estate, this charming middle 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. Original wood panelled doors serve most rooms. An elegant sitting room is set at the front of the house boasting moulded ceilings, original fireplace and useful book shelving. The room is further enhanced by the large bay window which enjoys the afternoon sunshine. The spacious dining room again has a moulded ceiling and beautiful original fireplace. This area is surely the hub of the home being open to the modern kitchen making this a perfect place for family and guests alike. The kitchen is fitted with a range of contemporary cabinets complemented by contrasting tiled splashbacks and integrated appliances. Moving to the rear of the house you will find a useful utility area with space for the washing machine and matching cabinets. There is also a useful guest cloakroom. A conservatory enjoys garden views making this an ideal space to relax or works well as a children's playroom.

Moving to the first floor you will find three bedrooms two with beautiful original fireplaces and the larger with fitted wardrobes. The family bathroom is fitted with a white suite and features contrasting Terazzo tiled flooring. On the second floor is another double bedroom with en-suite shower room.

The delightful rear garden of 95' approx commences with a patio area leading to the lawn which is bordered by mature shrubs. There is a central shingled area, enjoying a good deal of seclusion, the perfect place to escape to enjoy a quiet drink.

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: D58  
Council Tax Band: E

Reception Room  
17'2 x 14'6

Kitchen/Dining Room  
21'4 x 14'8

Conservatory  
9'11 x 8'3

Bedroom  
17'2 x 12'5

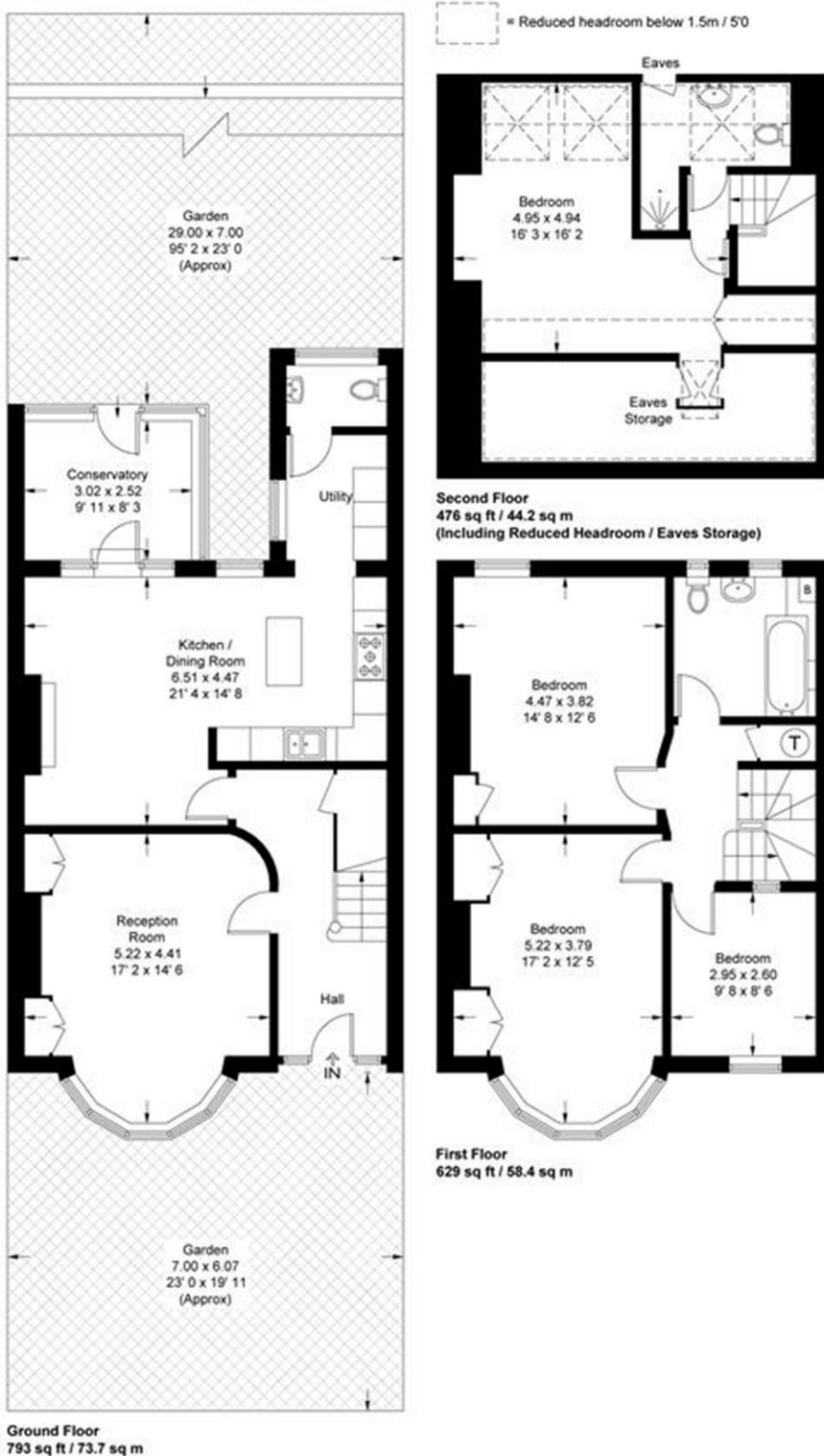
Bedroom  
14'8 x 12'6

Bedroom  
9'8 x 8'6

Bedroom  
16'3 x 16'2

# Windsor Road

Approximate Gross Internal Area = 1698 sq ft / 157.7 sq m  
 (Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 200 sq ft / 18.6 sq m  
 Total = 1898 sq ft / 176.3 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.