



Woodcote Road, Wanstead

Offers In Excess Of £985,000 Freehold

- Off street Parking
- Modern Kitchen
- Potential to extend to into the loft (STTP)
- Beautifully presented property
- Four Bedrooms
- 0.6 Miles to Wanstead Station

Petty Son and Prestwich are delighted to offer for sale this beautiful four bedroom, two reception end terrace, double bayed characterful home set in a sought after location in Wanstead.

Tucked away at the end of a quiet, family friendly cul-de-sac, this property enjoys a peaceful setting, siding woodland and yet is within walking distance to Wanstead High Street with its trendy mix of restaurants, shops and Central Line station, which is ideal for commuters.

The beautiful features including wood panelled doors with glazed insets, picture rails and fireplaces all give a nod to the property's past. On stepping inside one can immediately feel the sense of space in the welcoming entrance hallway featuring engineered oak flooring which flows through to the main living area. An elegant sitting room lies at the front of the house and features a large, shuttered bay window, ensuring plenty of light, whilst the feature fireplace gives the room a cosy feel. To the rear is a superbly spacious sitting/ dining room, also with fireplace, offering lots of room for family and guests alike. The bi-fold doors open the room out to beautiful garden views making this the ideal place to entertain or relax. The kitchen is fitted with a range of solid wood Shaker style cabinets featuring a range of useful storage, including a pull out larder, complemented by wooden work surfaces and integrated appliances - Neff Hide & Slide oven, Neff multi-function oven, Smeg washer/dryer, Bosch dishwasher and fridge/freezer. The floor is tiled in limestone flagstones with underfloor heating. Moving to the first floor you will find four bedrooms, two boasting fitted storage and beautiful bay windows which flood the rooms with natural light. The family bathroom is fitted with a white suite, along with a shower set in an alcove above the bath, and complemented by metro wall tiling and useful fitted storage cabinets.

The stunning garden enjoys a South-facing aspect commencing with a large stone paved patio area offering plenty of room for al fresco dining. A shingled pathway winds through the beautiful, planted beds boasting an abundance of flowers and shrubs. There is also a Red Cedarwood greenhouse. Being walled on two sides the garden enjoys a good deal of seclusion thanks to the woodland at the rear and side. A secure side passage provides useful storage, and a green Sedum roofed bike storage is located at the front. As well as Wanstead Central Line Station, useful transport links include local bus routes and easy road links to The M11, M25 and North Circular.

EPC Rating: D64
Council Tax Band: F

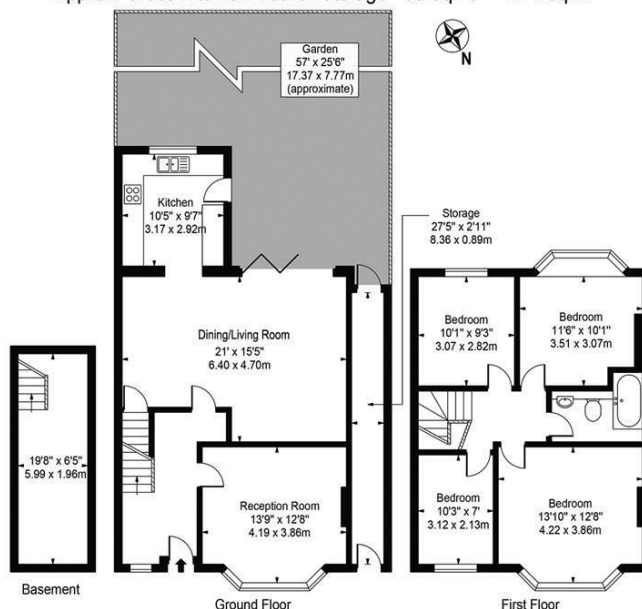
Reception Room
13'9 x 12'8

Dining / Living Room
21'0 x 15'5

Kitchen
10'5 x 9'7

Bedroom
13'10 x 12'8

Woodcote Road
Approx. Gross Internal Area 1407 Sq Ft - 130.71 Sq M
(Excluding Storage)
Approx. Gross Internal Area Of Storage 80 Sq Ft - 7.44 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.