

Langley Drive

Approximate Gross Internal Area = 1933 sq ft / 179.6 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 93 sq ft / 8.6 sq m
 Store = 37 sq ft / 3.4 sq m
 Garage = 365 sq ft / 33.9 sq m
 Total = 2428 sq ft / 225.5 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.



Langley Drive, Wanstead

Offers In Excess Of £1,350,000 Freehold

- Semi-detached family home on a corner plot
- Five bedrooms
- Two formal reception rooms
- Separate utility room
- Detached garage and private driveway
- Stunning mix of original and contemporary style
- Large en-suite and family shower room
- Bright kitchen/diner
- Ground floor W.C
- Attached bike store

Langley Drive, Wanstead

Positioned on a corner plot in the tranquil Warren Estate, Petty Son & Prestwich delighted to offer to market this gorgeous five bedroom semi-detached family home, with detached garage, three receptions and stunning, open plan kitchen/diner.



Council Tax Band: F



Idyllically placed in the middle of Langley Drive, you hear the bells of St Mary's to the South with Wanstead Parkland beyond, whilst to the North you can easily reach Wanstead's sought after High Street and Central Line Station (0.4 Miles), making it ideal for city commuters. In addition to the sprawling green spaces and bustling High Street there are plenty of local sports clubs close by, with the picturesque Golf course on your doorstep, and a plethora of fantastic nurseries, primary schools and Wanstead's High School.

On all accounts this particular family home has been designed with traditional style in mind, from the richly coloured wooden flooring that runs throughout the living and sleeping accommodation to the original features that have been retained and complemented with reproduction fixtures and fittings. The entrance hall's charming stained glass, decorative plaster mouldings and woodwork are echoed in the formal reception to the front of the home - a beautifully proportioned space with stunning features all around it. A secondary, equally spacious reception lies to the rear of the house, showcasing an elaborate fireplace and original, full height doors and windows to the rear. The neighbouring kitchen/diner also retain the original doors and are further complemented by surrounding side windows and skylight, ensuring the generous 321 square foot of space is flooded by natural light. The shaker style kitchen has plenty of space to accommodate a large range, American style fridge/freezer, integrated microwave and dishwasher, with a well proportioned utility housing a separate sink, washing machine and storage space with separate door for the easy removal of bins. A ground floor W.C is also accessible from the utility.

To the first floor there are four bedrooms, of which the two largest enjoy plenty of storage space with the largest room showcasing a sensational fireplace and large bay window. There is a handy eves storage accessible from the single bedroom to the front of the house with a contemporary family shower room finishing the accommodation to the first floor. The loft has been converted to create a wonderful principal bedroom suite, complete with Juliette balcony, skylights, a mix of bespoke cabinetry and freestanding storage space. The

bedroom's large en-suite bathroom showcases a freestanding roll top bath with wall mounted fixings, separate shower and matching sink and W.C, with matching décor all completed in the Victorian style.

Externally the front of the home provides a driveway with handy bike store with the unusual benefit of a wide, detached garage and side access into the garden accessible from Langley Crescent. The rear garden has been simply designed starting with the home's raised patio, providing many options for seating, leading to a lawn surrounded by path and flower beds.

EPC Rating: C69
Council Tax Band: F

Front Sitting Room

17'2 x 13'9

Rear Sitting Room

15'3 x 11'3

Kitchen/Dining Room

28'7 x 11'2

Utility Room

13'1 x 5'3

Bedroom One

18'8 x 13'11

Bedroom Two

14'10 x 12'4

Bedroom Three

11'5 x 11'2

Bedroom Four

9'5 x 8'11

Bedroom Five

8'4 x 8'3

Garage

24'7 x 14'9