



Buckingham Road, Wanstead

Asking Price £1,100,000

- Attractive semi-detached home
- Four bedrooms
- Period features
- Gated side access & cellar
- Close to Wanstead and Snaresbrook Station (0.6 & 0.7 Miles)
- Ideally located in Wanstead's Counties Estate Conservation Area
- Three receptions
- Ground floor W.C
- Potential to further extend (STPC)
- Within an easy walk of fantastic nurseries and schooling

Buckingham Road, Wanstead E11 2EB

SOLD BY PETTY SON & PRESTWICH Positioned in Wanstead's 'Counties Estate' conservation area, Petty Son & Prestwich are delighted to offer this four bedroom semi-detached home with huge potential to further improve and extend in a hugely desirable area of Wanstead.



Council Tax Band: F



Wanstead's desirable Counties Estate, named as such because each road is named after an English county, sits within its own leafy conservation area, protecting and maintaining the beautiful Edwardian homes and tree lined streets. Incredibly quiet but convenient for transport and schooling, this particular home is almost equidistant from both Wanstead (0.6 Miles) and Snaresbrook (0.7) Station's, in addition to a plethora of fantastic nurseries and primary schools, including Nightingale Primary School (0.4 Miles – Ofsted good), The Grove Montessori (0.5 Miles - Ofsted outstanding) and Wanstead Church school (0.6 Miles – Ofsted outstanding), to name but a few. The local area's popular High Street is a short half mile walk and offers an array of independent shops, cafés and bars with the fabulous Christchurch Green offering leafy walks and community events throughout the year, a children's play park and tea hut offering light refreshments and seating.

Sitting on Buckingham Road, this family home still retains a charming façade with mosaic tiled path leading to an original canopy porch, double height bay and convenient gated side access with a pretty front garden. Once inside the wide proportions, high ceilings and large expansive windows that create a naturally light and airy feel throughout are all typical of the age of the home. A large reception to the front, complete with decorative plaster work and wide bay, provides ample seating, whilst the separate dining room to the rear allows for formal dining, or a separate reception/play space if required. A convenient separate breakfast room leads to a modern kitchen area to the rear, accommodating all the necessary integrated and freestanding appliances, but with potential to be further opened up by way of extension of rear extension or combining the reception rooms to the rear (STPC). A convenient ground floor W.C and access to a cellar area completes the accommodation to the ground floor.

To the first floor there are four bedrooms, three of which are very spacious doubles with a range of period features still intact, and a family bathroom with separate W.C which could be easily combined to create a more spacious family bathroom area. The loft provides convenient storage potential but could also be converted to create further accommodation if desired (STPC). The rear garden is simply laid out with raised patio leading to a lower lawn area, surrounded by a

range of established plants and shrubs with a gated side access allowing for easy removal of garden waste or storage of bikes. The home is offered for sale with no onward chain.

EPC Rating: E49
Council Tax Band: F

Sitting Room
17'3 x 14'5

Dining Room
14'11 x 11'2

Breakfast Room
14'9 x 9'2

Kitchen
10'2 x 6'7

Cellar
17'3 x 5'10

Bedroom One
15'7 x 13'9

Bedroom Two
14'11 x 10'2

Bedroom Three
12'2 x 10'6

Bedroom Four
11'4 x 7'3

Buckingham Road

Approximate Gross Internal Area = 1640 sq ft / 152.4 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.