



## Sylvan Road, Wanstead

Asking Price £725,000 Freehold

- Semi-detached period home
- Two double bedrooms
- Beautiful, extended kitchen/diner
- Modern kitchen and bathroom
- Driveway and resident permit parking
- Stunning condition throughout
- Formal lounge
- Gated side access
- Landscaped rear garden
- 0.1 Miles to Wanstead High Street and Snaresbrook Station

Located in Central Wanstead, featuring a beautiful private garden and in excellent condition throughout, Petty Son & Prestwich are delighted to offer for sale this large, two double bedroom, semi-detached period home.

Located in a sought after residential turning just 0.1 miles from Snaresbrook Central Line station and Wanstead's vibrant High Street, Sylvan Road is known for its proximity to the local amenities. As well as the Central Line Station, excellent transport links include local bus routes and easy road links to the M11, M25 and North Circular.

This impressive home is as neat as a pin inside and out, offering a generous drive to the front with gated side access, both of which are a rare combination in such a central location. Entering into a naturally bright lounge thanks to a range of surrounding windows, the white walls and wooden floor continues into an extension providing a fantastic modern kitchen/diner to the rear. As with the formal sitting room the kitchen/diner is surrounded by dual aspect windows in addition to a sky light and set of French doors in the dining area which provide access to the stunning rear garden, with a side door from the kitchen providing handy access to the gated side passage.

To the first floor there are two double bedrooms both beautifully decorated with the benefit of plantation shutters and a fully tiled contemporary bathroom with shower over bath and wall hung W.C. The rear garden has been stunningly landscaped to provide maximum impact with minimal upkeep. Raised planters and side beds filled with a range of shrubs provide year round colour and interest with a handy storage shed to the rear providing safe storage of garden equipment, furniture and bikes.

EPC Rating: D63  
Council Tax Band: C

Sitting Room  
15'8" x 9'10"

Kitchen/Diner  
28'6" x 10'0"

Bedroom One  
11'11" x 10'0"

Bedroom Two  
10'0" x 8'5"

### Sylvan Road

Approx. Gross Internal Area 745 Sq Ft - 69.21 Sq M



Ground Floor  
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.