



## Sylvan Road, Wanstead

Offers In Excess Of £685,000 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.

Sylvan Road is renowned for its proximity to local amenities, making it ideal for those who value easy access to transport links and everything this vibrant area has to offer. With the Central Line station just a short walk away, plus great bus routes and easy road access to the M11, M25, and North Circular, commuting and getting around couldn't be easier.

This home truly ticks all the boxes – inside and out. With a generous driveway and rare gated side access, it's clear that this property stands out. The spacious lounge is bathed in natural light thanks to a series of surrounding windows, complemented by a fresh, modern white palette and sleek wooden flooring. At the rear of the property, an extension opens up into a beautiful modern kitchen/diner, an absolute highlight of the home. Dual aspect windows, a skylight, and French doors in the dining area flood the space with light, while providing direct access to the stunning rear garden. A side door from the kitchen offers convenient access to the gated side passage, perfect for those with bikes or outdoor gear.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both beautifully styled and featuring elegant plantation shutters. The contemporary bathroom is fully tiled and offers a shower over the bath, plus a wall-hung W.C., ensuring a clean, modern feel throughout.

The rear garden has been meticulously landscaped to create a stunning outdoor space with minimal maintenance. Raised planters and side beds are filled with an array of vibrant shrubs, providing year-round colour and interest. At the rear, a storage shed offers a secure space for garden tools, furniture, and bikes, ensuring everything is neatly tucked away.

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

