



18 Selsdon Road, Wanstead, E11 2QF

Offers In Excess Of £1,200,000

- Substantial Victorian home of approximately 2,217 square feet
- Three double bedrooms
- Two grand formal receptions
- Original loft room
- Cellar and gated side access
- Bursting with original features
- Huge family bathroom
- Generous kitchen/diner of 21'4 in length
- Garden of approximately 95 feet in length
- Room to further extend (STPC)

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SOLD BY PETTTY SON & PRESTWICH Petty Son and Prestwich are immensely proud to offer for sale this hugely impressive, semi-detached Victorian home, bursting with original features, ninety-five-foot garden, original loft room and potential to further extend (STPC).



Council Tax Band: F



Positioned on Selsdon Road, no-through road 0.4 miles from Wanstead Station and High Street, sits this stunning and substantial, semi-detached Victorian home.

Externally, the property's ornate brick work, large bay windows and stunning porch accompanied with the original front door and Minton tiling gives the home an imposing presence and a promise of things to come. Internally this home does not disappoint. The large rooms, high ceilings and period features create a sense of grandeur from the moment you enter, with rooms featuring exquisite fireplaces, a mix of sash and leaded stained-glass windows, detailed plasterwork, exposed floorboards and detailed tiled flooring.

The generous, opulent entrance hallway immediately exudes grandeur, with the original door matching the stairs carved balustrade and outstanding Minton tiled floor. The hallway leads you off in multiple directions, taking you firstly to a large front reception room, a rear reception room with beautiful French doors and surrounding windows, a generous kitchen/diner and large cellar. The spacious 'farmhouse' style kitchen/diner has been opened up by way of archway, with kitchen units running fully down a full stretch of wall to one side, and half a wall on the opposing wall providing ample cupboard and work surface space. A door to the end provides access to the garden and gated side access, and there is further potential to extend the home into the generous rear garden area if desired (STPC).

Venturing up to the first floor, a most impressive imposing landing, featuring a large, central stained-glass window leads you to three double bedrooms and an exceptionally generous family bathroom with bath and separate shower. The third floor is original to build and provides a huge storage room with high ceiling which could be replaced by a loft extension to provide further living space if desired.

The rear garden is an impressive 95 feet in length and features multiple areas to sit and enjoy the sun in, encompassed by a selection of cottage style plants informally planted in sweeping flower beds. The scale of the garden is such that a large outbuilding providing a gym/office/summerhouse could easily be installed without imposing too heavily on the outside space. The property is offered for sale chain free.

EPC Rating: D62
Council Tax Band: F

Sitting Room
18'1 x 16'1

Rear Reception
17'3 x 12'8

Kitchen/Diner
21'4 x 10'6

Bedroom One
15'1 x 13'1

Bedroom Two
14'9 x 13'1

Bedroom Three
13'1 x 8'10

Loft Room
24'1 x 11'2

Cellar
24'1 x 11'6



Directions

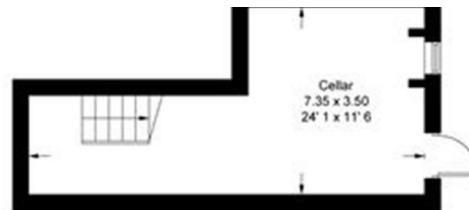
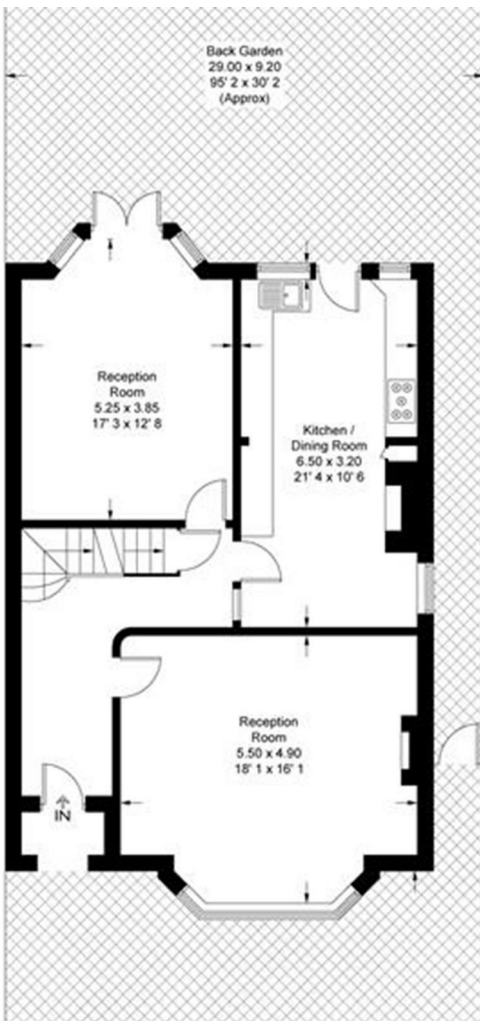
Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

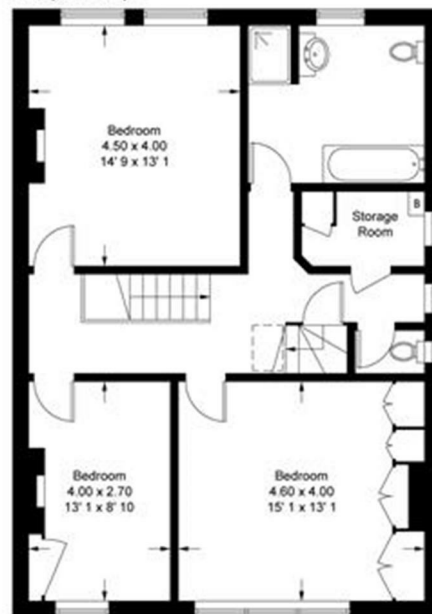
EPC Rating:

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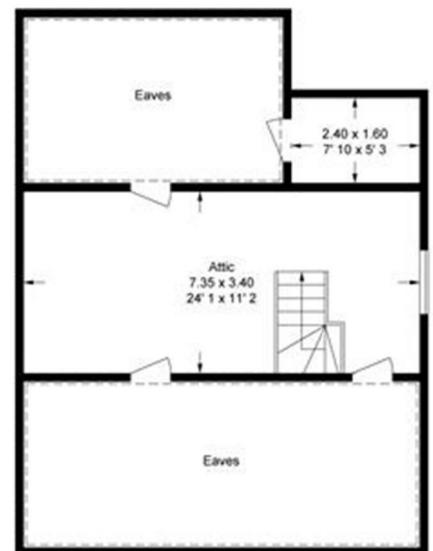
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Basement
208 sq ft / 19.3 sq m



First Floor
856 sq ft / 79.5 sq m
(Including Reduced Headroom)



Second Floor - Attic
758 sq ft / 70.4 sq m
(Including Reduced Headroom / Eaves)