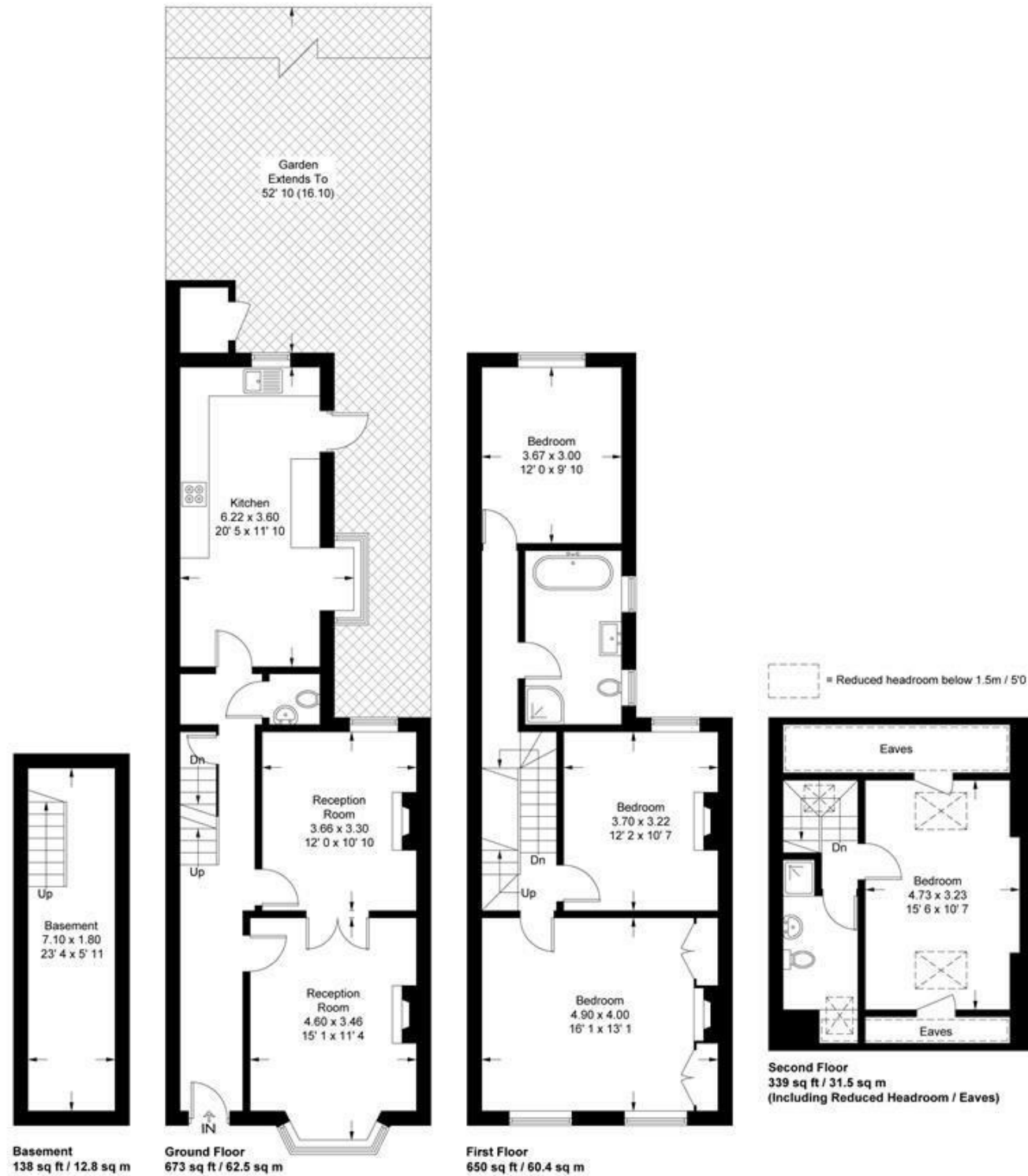


Wanstead Place

Approximate Gross Internal Area = 1738 sq ft / 161.4 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 62 sq ft / 5.8 sq m
 Store = 14 sq ft / 1.3 sq m
 Total = 1814 sq ft / 168.5 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.



Wanstead Place, Wanstead

Offers In Excess Of £1,250,000 Freehold

- Four Double Bedrooms
- Kitchen/Dining Room
- Family Bathroom
- Cellar
- Located Off Wanstead High Street.
- Two Reception Rooms
- Guest Cloakroom
- Shower Room
- Views Across Christchurch Green

Wanstead Place, Wanstead

Petty Son & Prestwich are delighted to offer this fine four double bedroom/two bathroom Victorian terraced family home oozing charm and character befitting its era, enjoying unrivalled views across the beautiful Christchurch Green.



Council Tax Band:



Wanstead Place is just a short stroll from Wanstead's vibrant High Street, offering an eclectic mix of shops, bars and restaurants as well as being flanked by the two Central Line Stations of Wanstead and Snaresbrook, both just 0.3miles away. Characterised by its picturesque villas and bordered by Christchurch Green it is clear why Wanstead Place is such a sought after location. This fine Victorian home boasts a classic brick frontage enhanced by sash windows and an open porch, all giving a nod to the property's past.

On stepping inside, the space on offer can be fully appreciated. The double reception room has a large bay window and exposed floorboards which give the space an open airy feel whilst two marble chimney pieces add to the charm. Moving through the home you will find a handy guest cloakroom before reaching the large kitchen/dining room which is surely the hub of the home. The kitchen is fitted with a range of Lamp Black cabinets, complemented by integrated appliances, contrasting timber work surfaces, metro tiling and a Belfast sink. There is plenty of space for a dining table and chairs allowing for family gatherings whilst the pretty box bay adds yet another character feature.

On the first floor you will find three double bedrooms, two with fitted wardrobes, the principle spanning the full width of the house boasting a beautiful chimney piece as well as unrivalled treetop views across Christchurch Green. The family bathroom is fitted with a white suite comprising of a claw foot bath and rainfall shower complemented by pale green timber panelling and chessboard style flooring. Moving to the second floor you will find the fourth double bedroom, flooded by natural light thanks to the two Velux windows. An en-suite shower room with modern suite completes the accommodation.

The delightful garden commences with a decked terrace to the rear and side allowing plenty of space for alfresco dining in the summer months. The remainder of the garden is lawned with mature shrub borders whilst the garden shed provides useful storage for garden tools. As well as good transport links there are sought after schools and nurseries in the area, making this

an ideal spot for families and commuters alike.

EPC Rating: D64
Council Tax Band: E

Reception Room
15'1 x 11'4

Reception Room
12'0 x 10'10

Kitchen
20'5 x 11'10

Bedroom
16'1 x 13'1

Bedroom
12'2 x 10'7

Bedroom
12'0 x 9'10

Bedroom
15'6 x 10'7