



Mansfield Road, Wanstead

Asking Price £1,325,000 Freehold

- End of terrace Victorian House
- Highly sought-after location
- Beautifully extended loft housing two double bedrooms and wet room
- 0.1 miles to Wanstead Station and High Street
- Five double bedrooms
- Formal reception of 25'1 in length
- Separate utility room with downstairs WC / cellar
- Chain free
- Outstanding kitchen/diner with underfloor heating
- Stunning mix of period features and modern conveniences throughout

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SOLD BY PETTY SON & PRESTWICH Rare to the market and the epitome of Victorian splendour, Petty Son and Prestwich are thrilled to offer for sale this five double bedroom end of terrace home, brimming with character and modern convenience, nestled away in the Heart of Wanstead.



Council Tax Band: E



Located just 0.1 miles from Wanstead Station and the High Street, with its fantastic mix of restaurants, coffee shops, bars and boutiques, Mansfield Road, enjoys that sought after community feel that Wanstead has to offer and yet maintains a tranquil setting in this quiet, family friendly road. This is the first end of terrace property of this style to come to the market for 23 years and on approach, the property radiates charm and quality, with black Indian sandstone path, London stock brick wall, brass airbricks, double glazed wooden boxed bays and fully tiled porch with original Victorian tiles. The full slate roof and terracotta dragon finial add to the final classic and impressive frontage.

The attention to detail with this home is striking throughout, with every door being sourced over time from reclamation yards, with ornate door handles, fireplaces in most of the bedrooms with individual detailing, high skirting boards, well-preserved original ceiling roses and cornicing and decorated beautifully throughout that blends the Victorian architecture and contemporary extension work seamlessly together. The immaculately appointed lounge, which like the kitchen/diner benefits from newly installed underfloor heating, features intricate vintage detail overhead in the form of both a ceiling rose and moulding, whilst the bay window, hardwood shutters, working fireplace with the original Victorian surround and side cupboards in keeping with the period, help strike an impressive, yet homely feel.

The extension to the rear has created a living space that acts as the heartbeat of the home. It provides a peaceful sanctuary overlooking the garden and yet an ideal space to entertain friends or family. This stunning timeless kitchen/dining space installed within the last two years features a butler sink and a kitchen island that is not only a practical work station but effortlessly divides the two social spaces. The room is a superb juxtaposition of character and contemporary, with the bi-folding doors, modern kitchen and skylights, mixing well with the wooden sash windows and detailed coving.

Between the lounge and kitchen/diner, is a convenient utility room that features a double butler sink with mosaic tiling, a W.C and plenty of additional storage keeping your white good and cleaning products neatly hidden away. There is also access to a recently tanked from the deep entrance hall providing a highly practical and very useful dry storage area.

Venturing upstairs, you will find three double bedrooms, with the master bedroom benefiting from fitted wardrobes and fitted box seat into the bay window, which is perfect for relaxing on and taking advantage of the unoverlooked views to the front. The stunning family bathroom is fully tiled with Tumbled Travertine stone and features a spa bath and separate shower. The loft space was converted and extended six years ago and following suit with the rest of the home, has been finished to an exceptionally high standard. The double Dormer extension creates a further two double bedrooms and a separate wet room. Both bedrooms enjoy stunning views across the hill tops of Essex and one of the bedrooms features a Juliette balcony and skylights. The exquisite wet room oozes luxury thanks to the Travertine mosaic tiling and an Indian carved vanity unit and bronzed sink. Linking these two rooms together is a tiered landing, with an exposed brick wall that links the modern extension with the original Victorian build. The landing is flooded with natural light thanks to the light well and the reclaimed stained glass doors create beautiful beams of colour that compliments the views and sense of tranquillity that this floor offers.

The quality of living continues into the rear garden that is positively perfect for al fresco entertaining. The central lawn is flanked by flourishing beds that includes a mature Yucca tree and fig tree and outside garden lighting ensures this space can be used all evening. There is also a shed that has power running to it, a raised rear deck and the advantage of side access. The garden has been a much loved space and the owners have tried to encourage an ecological haven, which is evident with beautiful sounds of woodpeckers and black birds that create a secluded space that seems so far away from central London and not just 20 minutes away on the train.

The property is also being sold with no onward chain.

EPC Rating: D55
Council Tax Band: E

Reception Room
25'1 x 12'10

Kitchen
17'3 x 16'6

Utility
7'10 x 5'11

Bedroom
16'10 x 13'9

Bedroom
11'0 x 10'10

Bedroom
12'6 x 11'0

Bedroom
17'6 x 9'9

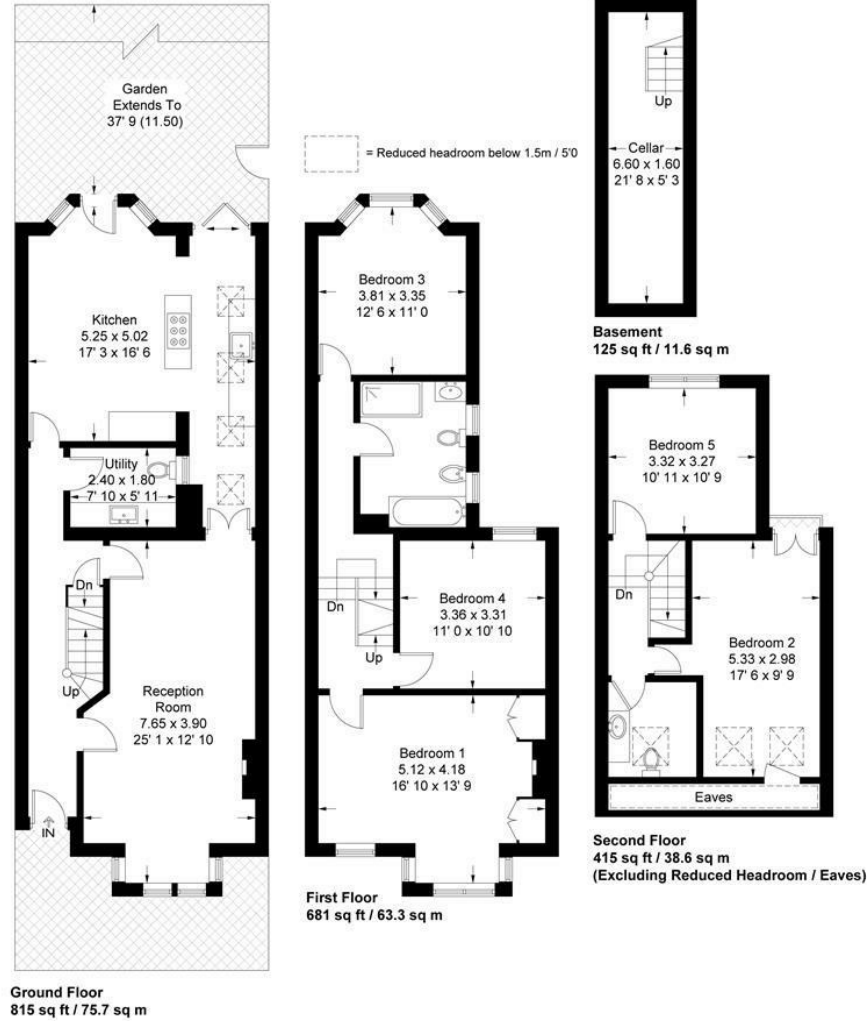
Bedroom
10'11 x 10'9





Mansfield Road

Approximate Gross Internal Area = 2036 sq ft / 189.2 sq m
(Excluding Reduced Headroom / Eaves)



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.