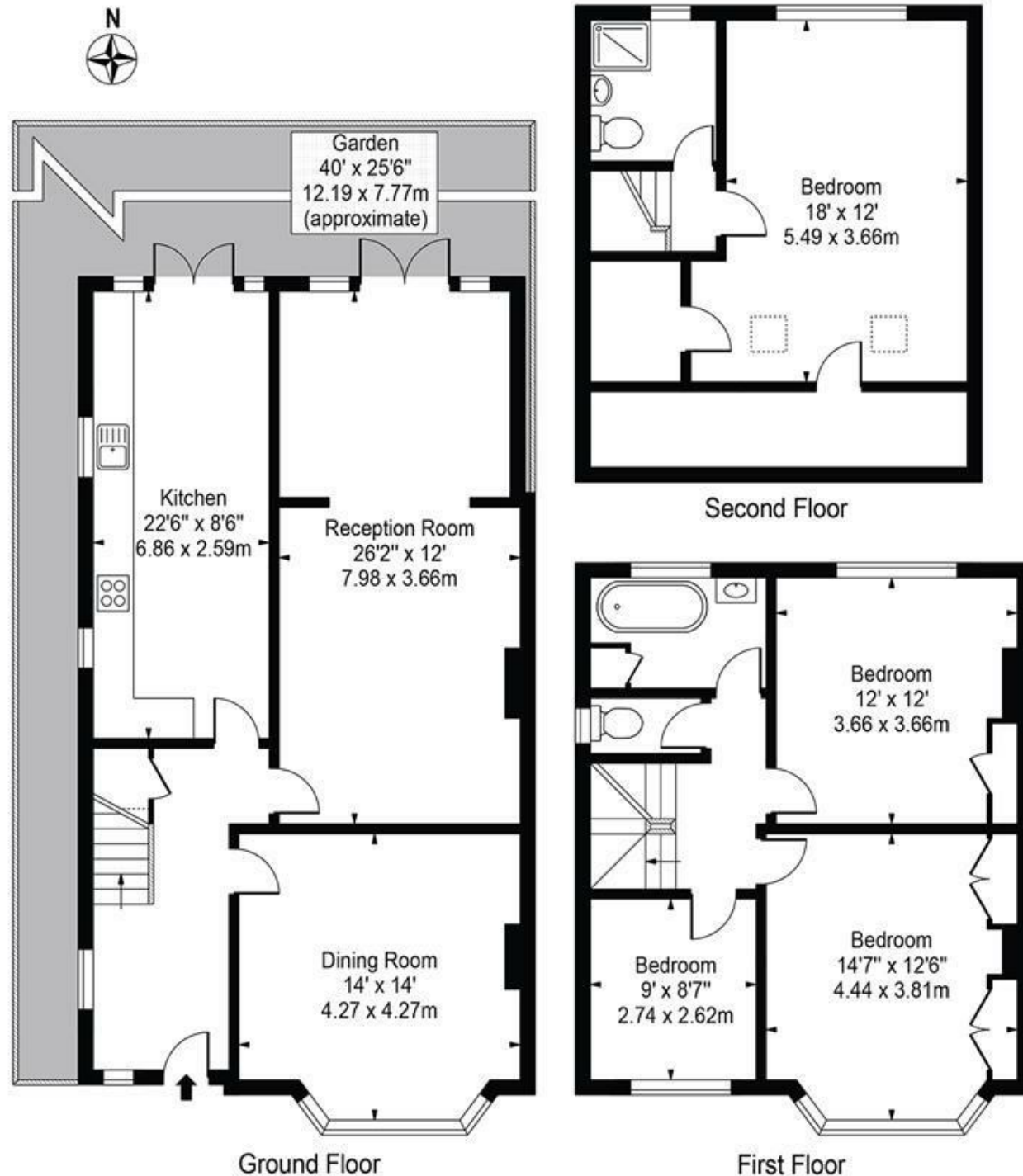


# Gloucester Road

Approx. Gross Internal Area 1805 Sq Ft - 167.69 Sq M



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.



## Gloucester Road, Wanstead Offers In Excess Of £1,250,000 Freehold

- Wanstead's prestigious Counties Estate
- Four bedrooms, three of which are spacious doubles
- Two formal receptions
- Extended to the ground floor and loft
- 0.4 Miles to Wanstead High Street
- Semi-detached period home
- Off road parking
- Large, shaker style kitchen
- Gated side access
- 0.5 Miles to Nightingale Primary School



# Gloucester Road, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Located on Gloucester Road in Wanstead's prestigious 'Counties Estate', Petty Son & Prestwich are pleased to offer for sale this beautiful four bedroom, semi-detached family home, with extensions to the loft and ground floor.



Council Tax Band: E



Positioned on the peaceful and characterful Counties Estate, Gloucester Road is just half a mile from both the popular Nightingale Primary School and an even short 0.4 Miles from Wanstead High Street, with its array of shops, bars, restaurants and two Central Line Stations.

The property possesses a charm both inside and out, with a pristine frontage, edged by plants and neatly appointed driveway, welcoming you as you approach the property. Internally, a spacious entrance hall leads to a formal reception, currently used as a dining room, still retaining its original bullseye ceiling rose, picture rail and deep cornicing. Behind this you will find the second reception complete with a large wood burner ideal for cosier evenings, and a small extension providing an additional sitting room or play room, with French doors opening onto the garden. The kitchen has also been extended, providing a vast run of shaker style units that run down both walls and an array of appliances, including space for a large range cooker. The distinct country cottage feel in the kitchen, with its plate racks, original servants and period hanging lights, blend seamlessly with the rooms on the ground floor.

Ascending to the first floor the home offers three lovely bedrooms, the larger double bedrooms of which still retain their chimney pieces and original, or beautifully reproduced, wardrobes. The W.C and bathroom are still separate but have been sympathetically updated in the period style, with the family bathroom enjoying a freestanding, claw foot bath. The second floor provides a contemporary shower room and a large principal bedroom.

The rear garden, which has the benefit of gated side access, has been simply laid to lawn with surrounding planting, patio and handy storage shed.

EPC Rating: C70  
Council Tax Band: E

**Dining Room**  
14'0 x 14'0

**Reception Room**  
26'2 x 12'0

**Kitchen**  
22'6 x 8'6

**Bedroom**  
14'7 x 12'6

**Bedroom**  
12'0 x 12'0

**Bedroom**  
9'0 x 8'7

**Bedroom**  
18'0 x 12'0