



## Gloucester Road, Wanstead

Guide Price £1,000,000 Freehold

- Positioned on a rare corner plot
- Semi-detached, 1920's house
- Three bedrooms
- Huge potential for rear, back and loft extension (STPC)
- Chain free
- Wanstead's prestigious Counties Estate
- Formal lounge and kitchen/dining room
- Off road parking
- 0.5 Miles to Wanstead High Street and Nightingale Primary School

Positioned on a corner plot with a wider than average garden in a prime Wanstead location, Petty Son & Prestwich are pleased to offer for sale this beautiful three bedroom 1920s family home, bursting with potential.

**Paragraph**

Boasting a beautiful frontage and sat in Gloucester Road in Wanstead's ever popular 'Counties Estate', this period 1920's home offers the new owner a fantastic opportunity to create a stunning home on a rare corner plot. Just half a mile from both the popular Nightingale Primary School and Wanstead High Street with its array of shops, bars, restaurants and two Central Line Stations, this peaceful setting does not compromise on convenience.

Internally, the property is nicely presented, with a characterful entrance hall leading to a formal sitting room with a beautiful bay window to the front, and bright dining room which has been opened to the kitchen to the rear. Though the kitchen is a good size and in proportion for the size of home, there is plenty of scope to extend to the side and rear of the property, extending the kitchen and potentially adding a utility room and study to the side of the home (STPC).

The upstairs offers three bedrooms, a family bathroom which has been adapted to accommodate an accessible shower cubicle and a loft which offers plenty of scope for further increasing the accommodation on offer (STPC). The garden is secluded with established trees and shrubs edging the boundary and, being a wider than average plot, offers plenty of scope for an outbuilding if desired. When looking back at the property from the garden, the well-kept neighbouring properties highlight its enormous potential – with rear, side and loft extensions all possible (STPC). This is the perfect opportunity to create your dream home in a fantastic location!

EPC Rating: TBC  
Council Tax Band: E

Reception Room  
15'5" x 13'3"

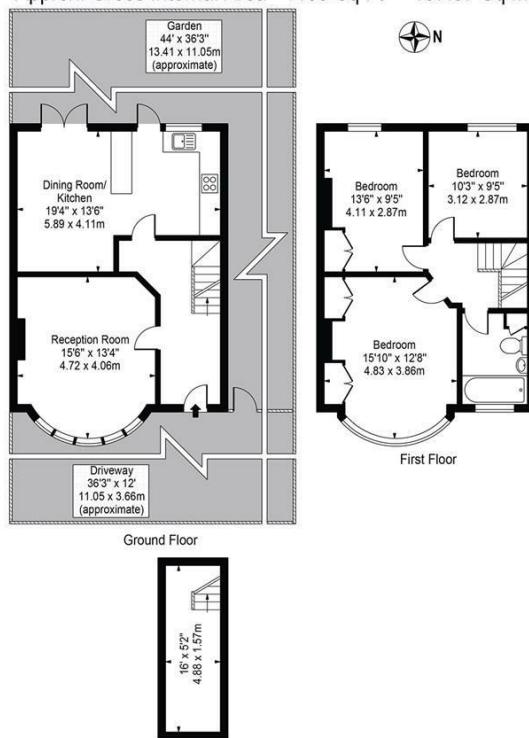
Dining Room/Kitchen  
19'3" x 13'5"

Bedroom  
15'10" x 12'7"

Bedroom  
13'5" x 9'4"

Bedroom  
10'2" x 9'4"

Gloucester Road  
Approx. Gross Internal Area 1159 Sq Ft - 107.67 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.