



## Wigram Road, Wanstead

Offers In Excess Of £575,000 Freehold

- End of terrace house
- Cul-de-sac location
- Large lounge/diner
- Gated side access leading to South/Westerly garden
- 0.3 Miles to Wanstead station
- In need of some updating
- Three bedrooms, with en-suite to principal bedroom
- Ground floor W.C
- Off road parking for two cars
- Chain free

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are delighted to offer for sale this spacious, three bed. end of terrace house positioned in a cul-de-sac, offering off street parking for two vehicles, a South/Westerly garden, en-suite and ground floor W.C.

Perfectly positioned for commuters and families, this attractive family home is only 0.3 miles from Wanstead Station and High Street and close to Wanstead High School, which currently offers a well-equipped publicly accessible gym and is soon to benefit from a new community swimming pool. In need of some updating but offering fantastic 'bones' to begin with, the home enjoys only one attached neighbour with gated side access leading to a well-maintained South/Westerly Garden. Internally the ground floor comprises a handy W.C, kitchen opposite and large, extended lounge/diner with a run of full height windows and doors providing year-round views and access onto the rear patio and garden.

The first floor leads to three bedrooms, the principal of which has plenty of room for a run of wardrobes and handy en-suite shower room, and a family bathroom. The home further benefits from solar panels, triple glazed windows and no onward chain, perfect for anyone hoping to be in as quickly as possible.

EPC Rating: B82  
Council Tax Band: D

Reception Room  
19'5" x 14'11"

Kitchen  
15'10" x 7'1"

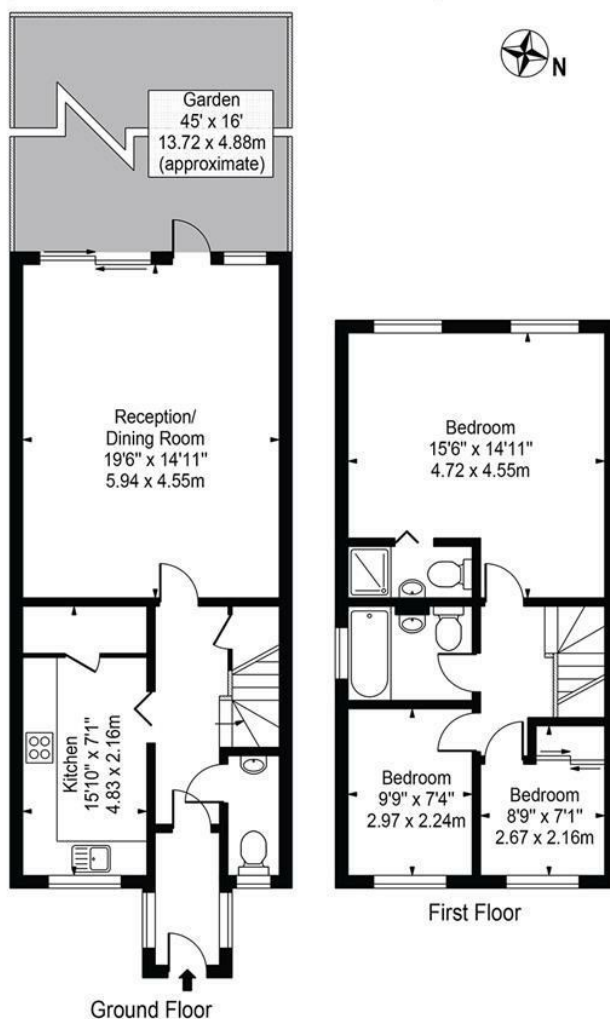
Bedroom  
15'5" x 14'11"

Bedroom  
9'8" x 7'4"

Bedroom  
8'9" x 7'1"

## Wigram Road

Approx. Gross Internal Area 1032 Sq Ft - 95.88 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.