



## Fitzgerald Road, Wanstead

Asking Price £1,000,000 Freehold

- Two double bedroom semi-detached house
- Victorian build with 1930's facade
- Two double bedrooms
- Three receptions and sun room
- Cellar
- Superb Wanstead location
- In need of updating
- Bathroom with dressing room
- Ground floor W.C
- Southerly garden with gated side access

Perfectly positioned on a picturesque road just behind Wanstead High Street, Petty Son & Prestwich are excited to offer this two double bedroom semi-detached home on Fitzgerald Road, with three reception rooms and a Southerly garden.

Lined with beautiful period homes, Fitzgerald Road is a peaceful little road in the center of Wanstead. A hidden gem with everything moments from your doorstep, Forest Land is 280 feet to the north, Christchurch Green is 100 feet to the South and Wanstead High Street's popular array of independent shops, café's and bistros are 0.1 miles to the East, a short walk past the Ofsted rated outstanding Wanstead Church School (70 yards).

The property is surprising in many ways, presenting from the outside as a 1930's build but in fact being Victorian with the façade being altered at a later date. Internally you have Victorian proportions and layout, with two receptions, both with a door leading from the hallway, connected by a large arch and with French doors leading onto the sunny rear garden. A breakfast room lies to the rear of the house and leads into the kitchen and then extension providing a sun room and a ground floor W.C. There is also a handy cellar accessible from the entrance hall.

The first floor, originally three double bedrooms, has been adapted to provide two doubles bedrooms, the principal of which is an exceptionally generous size with inbuilt double wardrobes, and a bathroom accessed via a dressing area with an additional, separate W.C. In addition to the cellar there is a handy loft ideal for additional storage. Externally there is an established rear garden with a favorable Southerly facing and gated side access. The property comes with the advantage of no onward chain.

EPC Rating: D63  
Council Tax Band: D

Living Room  
13'1 x 12'2

Dining Room  
11'8 x 10'5

Breakfast Room  
12'2 x 9'6

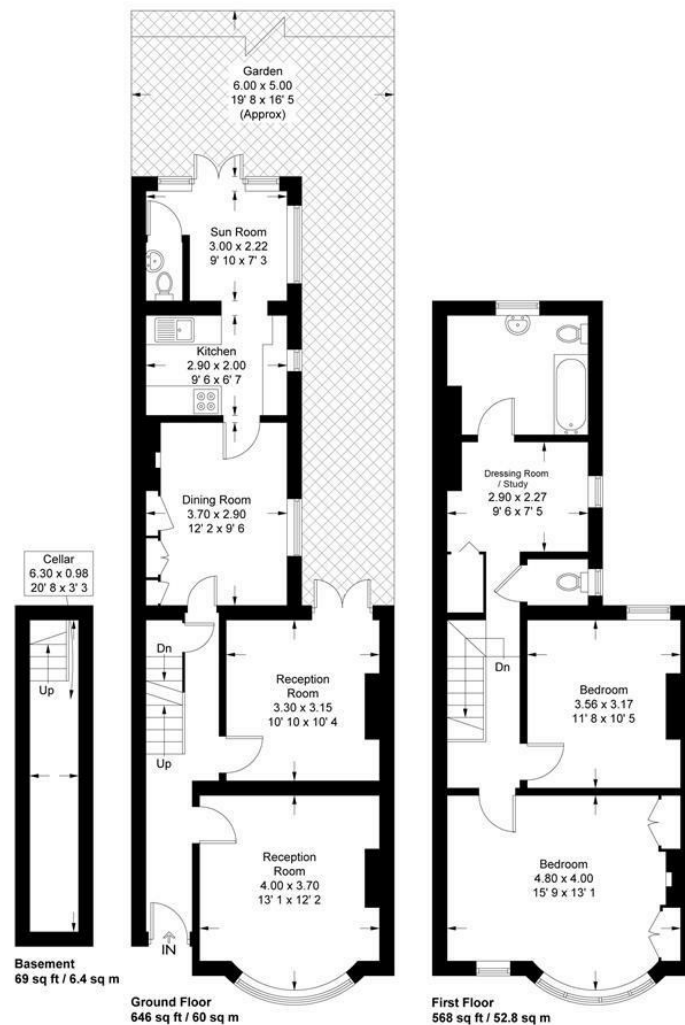
Kitchen  
9'6 x 6'7

Sun Room  
9'10 x 7'3

Bedroom One  
15'9 x 13'1

### Fitzgerald Road

Approximate Gross Internal Area = 1283 sq ft / 119.2 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.