



## Lorne Gardens, Wanstead

Asking Price £975,000 Freehold

- Stunning semi-detached family home
- Gated side access
- Fourth bedroom fitted as dressing room
- Generous family bathroom with separate bath and shower
- Extended kitchen/diner/family room leading to raised desk
- Landscaped garden to front and rear
- Three large double bedrooms
- En-suite shower room
- Ground floor W.C
- Large garden room with bi fold doors and power

*Situated in the popular Nightingale Estate in Wanstead, Petty Son & Prestwich are excited to offer to market this remarkable, four bedroom semi-detached 1930's home, boasting outstanding live-in family kitchen and garden gym/home office.*

Ideally located for the popular Nightingale Primary School (0.4 miles) as well as Wanstead High Street (0.8 miles) with its Central line stations, boutiques, bars and restaurants, this semi-detached family home is perfectly situated for excellent schools and an easy commute to the city.

The property has been extended to the rear and into the loft and, in addition, is pristine inside and out. You access the property via a convenient enclosed porch and enter a bright entrance hall, with herringbone flooring underfoot which runs through the entirety of the ground floor. The wide casement door to the formal sitting room allows the space to be opened up to the hallway, providing a greater impression of space, whilst bespoke cabinetry either side of the fireplace, plantation shutters and picture rails give the room a feeling of period charm. An extension to the rear houses the homes stunning, live-in family kitchen complete with a seating area housing a television and fitted double cupboard – ideal for organising toys. The kitchen is laid out to provide pace for a large American style fridge/freezer and range (perfect for larger families or avid cooks) and enjoys a large breakfast bar island with power, integrated wine fridge, dishwasher and washing machine. Ample space next to the island accommodates a large dining table, whilst bi-fold doors concertina back to provide access to a raised, composite deck with glass balustrade overlooking the landscaped rear garden. A handy ground floor W.C completes the ground floor accommodation.

The first floor provides two large double bedrooms, both with a good amount of floor space and natural light thanks to their bay windows and floor-to-ceiling fitted storage. The third bedroom has been fitted with floor-to-ceiling fitted storage and provides a dedicated dressing room, but could be turned back into a single bedroom, nursery or home office if desired. An excellent sized family bathroom completes the first floor, providing a stunning, free-standing roll top bath, separate shower, matching period style white suite and recessed shelving area for towels or products. The loft has been converted to provides a large, third double bedroom, complete with built in drawers and space for a dressing area and fully tiled en-suite shower room.

The front and rear gardens have been landscaped with gated side access allowing for the easy removal of garden waste or storage of bikes. The rear garden is exceptionally well planned out with a mix of brick, paving and decking sitting alongside beds stocked with the perfect selection of low-maintenance but high-impact plants, shrubs and trees. A dedicated seating area with veranda overhead provides an idyllic spot to enjoy a glass of wine in the evening with friends, whilst spacious garden room with bi-fold doors and two overhead skylights creates the possibility of a gym, home office or play area for the kids.

EPC Rating: D63  
Council Tax Band: E

Reception/Dining Room/Kitchen  
25'11" x 16'7"

Reception Room  
14'7" x 11'8"

Bedroom  
15'1" x 10'9"

Bedroom  
13'5" x 11'1"

Bedroom  
8'0" x 6'3"

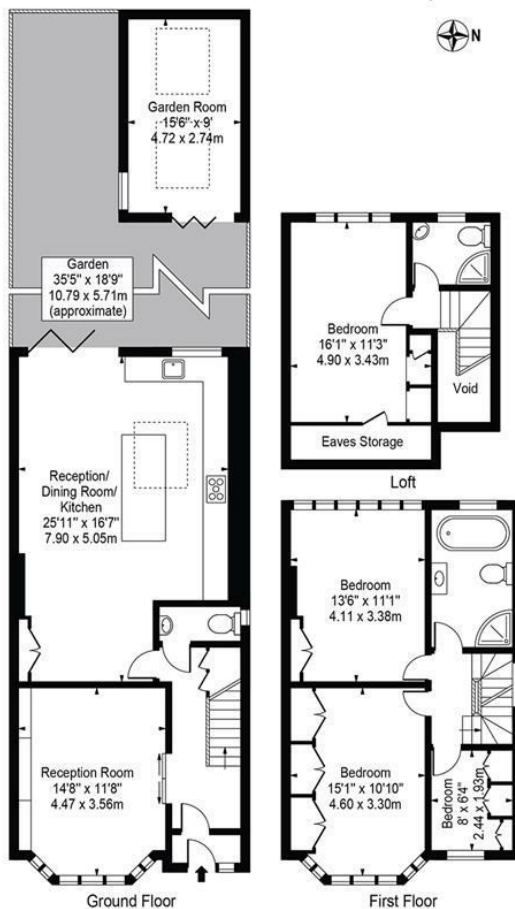
Bedroom  
16'0" x 11'3"

**Lorne Gardens**

Approx. Gross Internal Area 1463 Sq Ft - 135.92 Sq M  
(Including Eaves Storage Excluding Garden Room & Void)

Approx. Gross Internal Area 1429 Sq Ft - 132.76 Sq M  
(Excluding Eaves Storage, Garden Room & Void)

Approx. Gross Internal Area Of Garden Room 139 Sq Ft - 12.93 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.