

## Wellesley Road

Approx. Gross Internal Area 1664 Sq Ft - 154.59 Sq M

(Including Restricted Height Area & Excluding Bar)

Approx. Gross Internal Area 1543 Sq Ft - 143.35 Sq M

(Excluding Restricted Height Area & Bar)

Approx. Gross Internal Area Of Bar 39 Sq Ft - 3.65 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.



## Wellesley Road, Wanstead

Asking Price £1,200,000 Freehold

- Period cottage
- Four double bedrooms
- Stunning kitchen/diner with underfloor heating
- En-suite to principal bedroom
- Ground floor W.C
- Highly sought after Wanstead Village location
- Large lounge
- Generous bathroom with freestanding bath and shower
- Landscaped rear garden
- 0.2 Miles to Snaresbrook Central Line Station

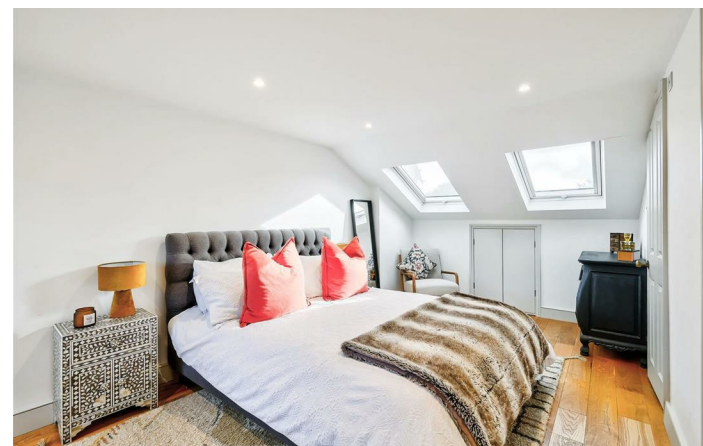


# Wellesley Road, Wanstead

Petty Son and Prestwich are excited to offer for sale this truly stunning four double bedroom / two bathroom period home located in the heart of the of the highly sought after Wanstead Village.



Council Tax Band: E



Positioned on the tree-lined Wellesley Road, this characterful Victorian home is just a short stroll to Wanstead's vibrant High Street (0.1 mile) and both Wanstead and Snaresbrook Station (0.4 miles and 0.2 miles respectively).

With three, rounded top windows, impressive bay with sash and white picket fence encapsulating a mosaic pathway and neighbouring wildflower bed, this home exudes charm from the get-go. Once through the front door, it is clear home has been extensively designed and extended to the very highest standard. To the front of the home the elegant sitting room boasts a log burner with wood surround and has been opened to the second reception to provide a cosy reading nook or perfect play area, with the ability to keep an eye and ear out for children via the window that connects to the kitchen/diner. As you venture into the rear of the house you pass a handy ground floor W.C adorned with statement wallpaper before entering the stunning, open-plan kitchen/diner. This stylish kitchen is designed in a shaker style with large, breakfast bar island, space for a huge range cooker, butler sink, quartz work tops, dishwasher, fridge/freezer and herringbone tiled splashback provide the perfect space for preparing the family meal. Three large skylights and a large run of Crittall style windows and doors allow in plenty of light as well as views over the landscaped garden. Underfloor heating runs underneath the rich, herringbone patterned flooring that features throughout the kitchen.

To the first floor you will discover two double bedrooms, the front with three shuttered arched windows and fitted wardrobes with exposed brick fireplace and the rear bedroom, currently used as a dressing room. The spacious family bathroom is simply stunning. Featuring a large freestanding bathtub with wall mounted fixtures, walk in rainfall shower, marble-topped his and hers sink and bags of bespoke fitted storage cupboards. The loft has been beautifully and thoughtfully extended to create a further two bedrooms, the rear providing far reaching views that could make the perfect work from home space, whilst the large double bedroom features fitted storage and a striking, metro-tiled en-suite shower room.

The landscaped rear garden features a front and

rear patio, central lawn with raised, surrounding beds and brick outbuilding with light and power currently used as a bar but could be utilised as a home office.

EPC Rating: C76/B86  
Council Tax Band: E

**Double Reception Room**  
26'1 x 12'6

**Kitchen/dining room**  
22'8 x 15'3

**Bedroom One**  
17'8 x 9'10

**Bedroom Two**  
15'11 x 11'11

**Bedroom Three**  
11'7 x 10'6

**Bedroom Four**  
9'3 x 9'3

**Bar**  
6'11 x 5'8