



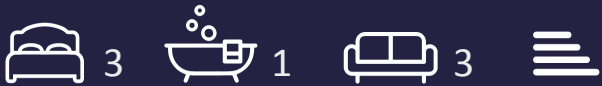
103 Belgrave Road, Wanstead, E11 3QR

Offers In Excess Of £1,000,000

- Three Bedrooms
- Modern Kitchen
- Some Original Features
- Leytonstone Station 0.9 miles
- Three Reception Rooms
- Guest Cloakroom
- Cellar
- Planning Permission Granted To Extend

103 Belgrave Road, Wanstead E11 3QR

Petty Son & Prestwich are thrilled to offer this attractive Edwardian middle terrace home, offering three bedrooms, two reception rooms and cellar with further scope to extend to the rear and loft.



Council Tax Band:



This double bayed Edwardian home is situated on Belgrave Road in the popular Lakehouse Estate; a conservation area made up of attractive period homes a short distance from the sprawling Wanstead Flats and surrounded by extensive woodland. Aldersbrook Primary School, rated Ofsted outstanding, is located 0.8 Miles away, whilst there are a number of bus routes and stations close by including Leytonstone (0.9 Miles on foot) and Wanstead Central Line Station (1.1 Mile).

This period home still enjoys many of its original features. Throughout the home the high ceilings and large sash windows flood the house with natural light, whilst stained glass windows, picture rails and dado rails all give a nod to the property's past. A welcoming entrance hallway features carved balustrading whilst the practical wooden flooring flows through to an elegant sitting room boasting a large shuttered bay window and central fireplace which gives the space a cosy feel. Moving through the house you will find a spacious dining room with plenty of space for a table and chairs as well as a sofa, allowing the family to gather together. From the dining room, the sun room provides a versatile space enjoying garden views and giving access to a handy guest cloakroom. The kitchen is fitted with a range of Shaker style cabinets complemented by wooden work surfaces with double Belfast sink.

On the first floor you will find three bedrooms, two doubles and a single, the principle with useful fitted wardrobes, the single with a charming original fireplace. A family bathroom with both bath and shower completes the accommodation. The garden commences with a decked terrace which leads to the lawn area whilst the paved frontage allows off road parking.

There is opportunity to further extend the property by way of a loft conversion and single storey rear extension (permission granted under REFS 2914/23 and 1879/24).

Reception Room
15'11 x 13'9

Dining Room
15'5 x 11'10

Sun Room
9'4 x 9'3

Kitchen
11'8 x 9'4

Bedroom
17'10 x 11'10

Bedroom
13'7 x 11'11

Bedroom
29'6" x 32'9" x 22'11" x 26'2"

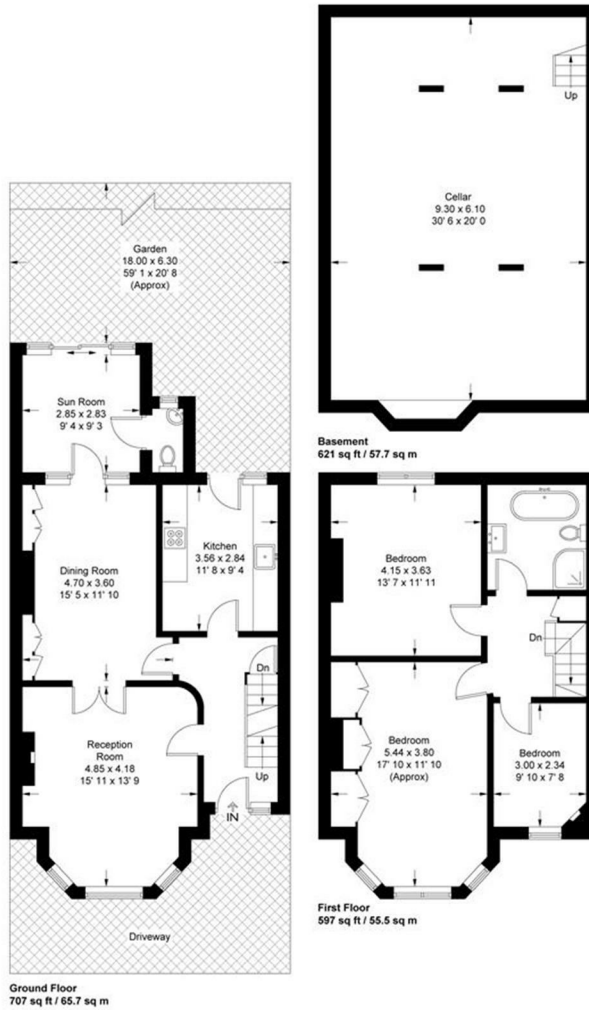






Belgrave Road

Approximate Gross Internal Area = 1925 sq ft / 178.9 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.