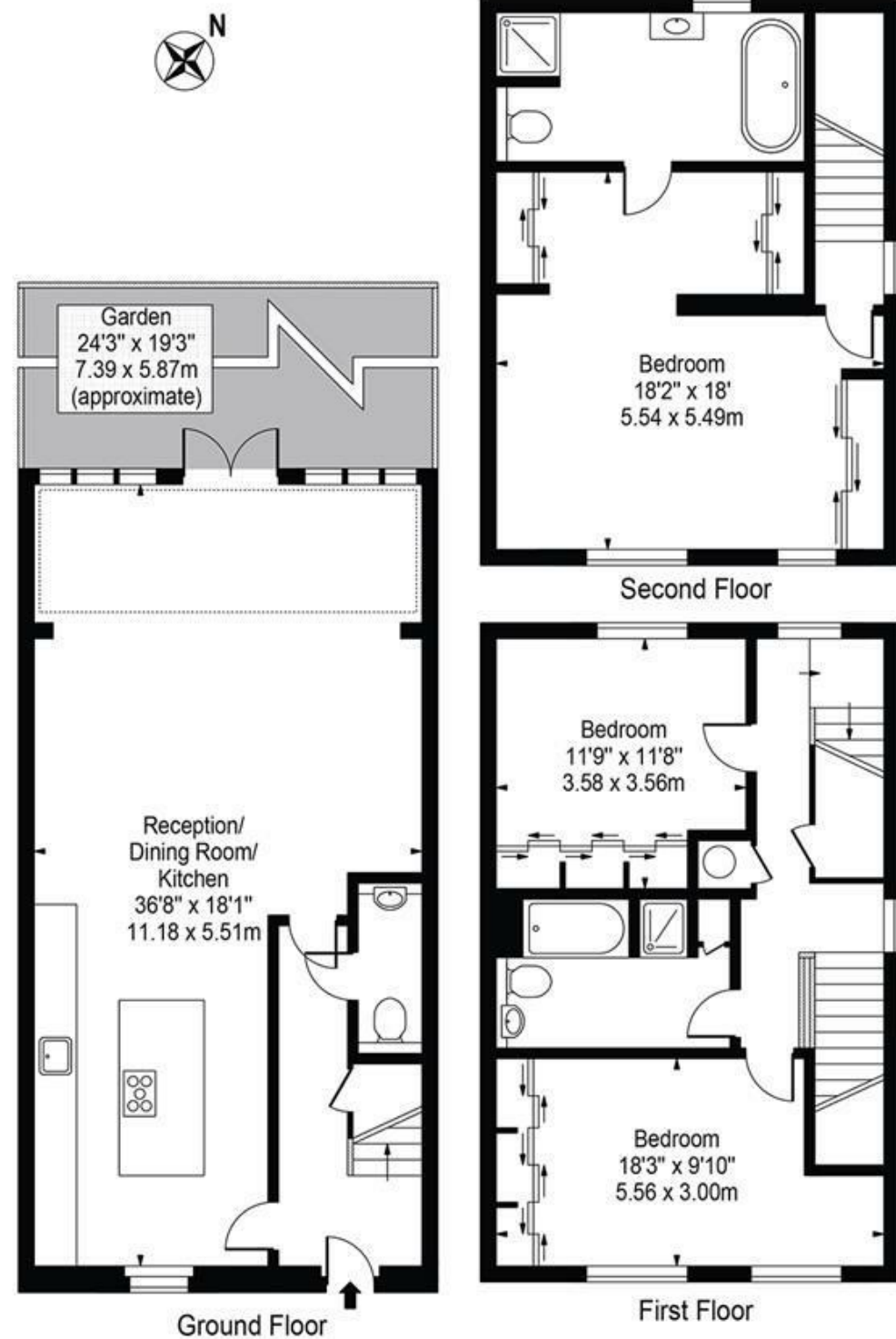


# Knighton Terrace

Approx. Gross Internal Area 1649 Sq Ft - 153.20 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.



## Sylvan Road, Wanstead

Offers In Excess Of £875,000 Freehold

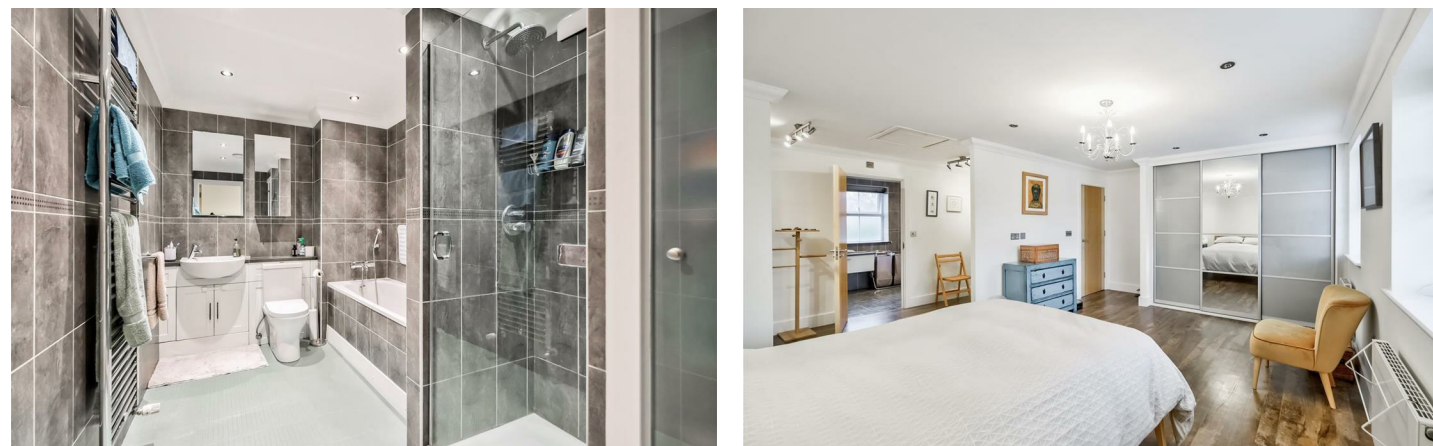
- Over 1600 sq ft
- West facing rear garden
- En suite and dressing area to principle bedroom
- 0.1 Miles to Snaresbrook Central Line Station
- Open plan kitchen diner
- Off street parking for two vehicles
- 0.1 Miles to Wanstead High Street

# Sylvan Road, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are pleased to present this exceptional three-bedroom, two-bathroom end-of-terrace home, offering over 1600 sq. ft. of living space and a West-facing garden.



Council Tax Band: F



Located just moments from Snaresbrook Station and Wanstead High Street, this property enjoys an enviable position within a highly sought-after residential area. Situated just 0.1 miles from Snaresbrook Central Line Station and 120 yards from the vibrant amenities of Wanstead High Street, this property offers the ideal blend of convenience and comfort. The location provides easy access to the area's local attractions, including the picturesque Eagle Pond and scenic views of Snaresbrook Court. Additionally, there is an abundance of excellent schools in close proximity, such as the Grove Montessori, Wanstead Church School (both 0.3 miles), Snaresbrook Primary School (0.6 miles), Nightingale Primary School (0.7 miles), as well as the independent Forest School and Snaresbrook Preparatory School (both 0.9 miles). End-of-terrace properties in this desirable part of Wanstead, with over 1600 sq. ft. of space and off-street parking, are a rare find.

This home stands out not only for its prime location but also for its expansive living space, beginning with a large and welcoming entrance hall with a convenient downstairs WC. The ground floor is thoughtfully designed, with a combination of solid wood and tiled flooring that enhances the sense of flow and light throughout the space. The impressive kitchen/diner area spans a generous area, benefiting from a West-facing aspect that bathes the room in natural light. The space offers excellent versatility, providing ample room for a dining suite as well as a seating area or workspace. The kitchen itself is well-equipped with an abundance of cupboard and countertop space, perfect for preparing family meals. A striking glass-roofed conservatory at the rear of the room further enhances the sense of openness and light, while offering views over the well-maintained garden. The garden features a spacious patio area, ideal for outdoor entertaining and family gatherings, seamlessly connecting with the interior of the home. The first floor comprises two well-proportioned double bedrooms, both serviced by a modern family bathroom. The second floor is dedicated to the impressive principal bedroom, which has been thoughtfully designed to make the most of every inch of available space with a dedicated dressing area leads to a spacious en-suite bathroom. This luxurious en-suite features both a

walk-in shower and a freestanding bathtub, all finished to a high standard with stylish tiling throughout.

This beautifully presented home offers an ideal opportunity for those seeking a spacious and versatile family residence in a prime location.

EPC Rating: C76  
Council Tax Band: F

**Reception/Dining/Kitchen**  
36'8" x 18'0"

**Bedroom**  
18'2" x 9'10"

**Bedroom**  
11'8" x 11'8"

**Bedroom**  
18'2" x 18'0"