



## Felstead Road Wanstead

Offers In Excess Of £1,875,000 Freehold

- Halls adjoining, semi-detached Edwardian home
- Five bedrooms with en-suite to principal
- Furnishable entrance hall
- Recently fitted kitchen/dining room with separate utility
- Cellar and ground floor W.C
- Rarely available location in central Wanstead
- Three reception rooms
- Integral garage with driveway
- South/Easterly garden
- Room to further extend (STPC)

# Felstead Road, Wanstead

Nestled behind George Green in Central Wanstead, Petty Son & Prestwich are proud to offer this substantial five bedroom characterful home with a South Easterly garden. Boasting a furnishable entrance hall, five bedrooms and space to further extend if desired (STPC).



Council Tax Band: G



## Paragraph

Felstead Road, an enviable location that rarely comes to market, is a quiet tree lined turning just a short walk from Wanstead High Street with its good mix of cafés, shops, restaurants and bars, as well as Wanstead's two large greens and good local schools. Transport links are close by for those wishing to travel into the city, being only a five minute walk (0.2 miles) to Wanstead Underground Station and within close proximity of the North Circular.

Enjoying a wide plot, 'Winterton' benefits from a driveway to the front with an integral garage behind connecting to the home's utility room. A central lawn bordered by shrubs lies next to a pathway leading to the striking, open-canopy porch and beautiful, stained glass double doors bearing the name of the home above. Entering the property the scale of the home and the original features immediately make an impression.

Upon entry, the large, furnishable entrance hall immediately impresses, with honey coloured parquet flooring complementing the white walls and pops of colour from the surrounding stained glass windows. Both reception rooms leading from the magnificent hallway are equally impressive in scale and features, with exposed wooden floors, central fireplaces, deep mouldings and high skirting boards. The large bay window in the front reception room allows the light to flood in whilst plantation shutters and a wood burner allow the room to transform to a cosier space of an evening.

Leading from the rear reception, a sunroom has been added to take advantage of the favourable South/Easterly facing aspect— an ideal area to relax in or convenient play area to watch the children from whilst keeping their toys contained. The kitchen, breakfast room also enjoys the same aspect, with the recently fitted kitchen making excellent use of the space. A slimline kitchen island provides excellent further storage and worksurface space, whilst recessing the induction hob and extractor into the exposed brick chimney breast cleverly repurposes the feature and creates a stunning focal point for the room. A handy utility room and W.C lead from the kitchen area, providing plenty of space for the noisier white goods, bins and additional sink. The home's cellar is also accessed via the utility area.

To the first floor, a wide hallway leads to four

generously sized doubles and a fifth, single bedroom, potentially providing the option for a second bathroom or office space depending on your needs. All rooms benefit from characterful sash windows, with the principal bedroom to the front enjoying a modern, en-suite shower room and full height fitted wardrobes. A bathroom with separate W.C completes the accommodation to the first floor, with potential to add further accommodation if required by way of a loft conversion (STPC). To the rear there is a charming garden, edged by borders and stocked with a range of established trees, shrubs and plants. There is plenty of scope to add a summerhouse or home-office in the garden area or to re-imagine the space with a children's play area amongst the well established trees.

EPC Rating: D61

Council Tax Band: G

Formal Reception Room

20'3 x 14'5

Second Reception Room

20'11 x 13'5

Kitchen/Dining Room

13'0 x 11'9

Conservatory

13'6 x 10'11

Integral Garage

17'8 x 7'10

Bedroom One

20'5 x 14'6

Bedroom Two

17'8 x 12'0

Bedroom Three

16'8 x 11'0

Bedroom Four

13'5 x 10'6

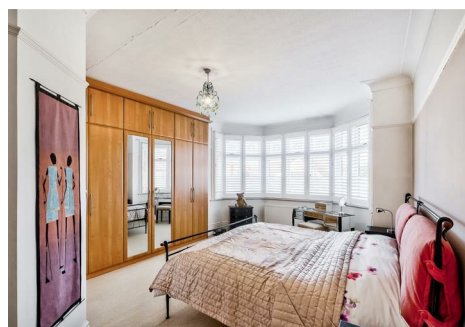
Bedroom Five

10'0 x 6'4

Cellar

15'11 x 10'5

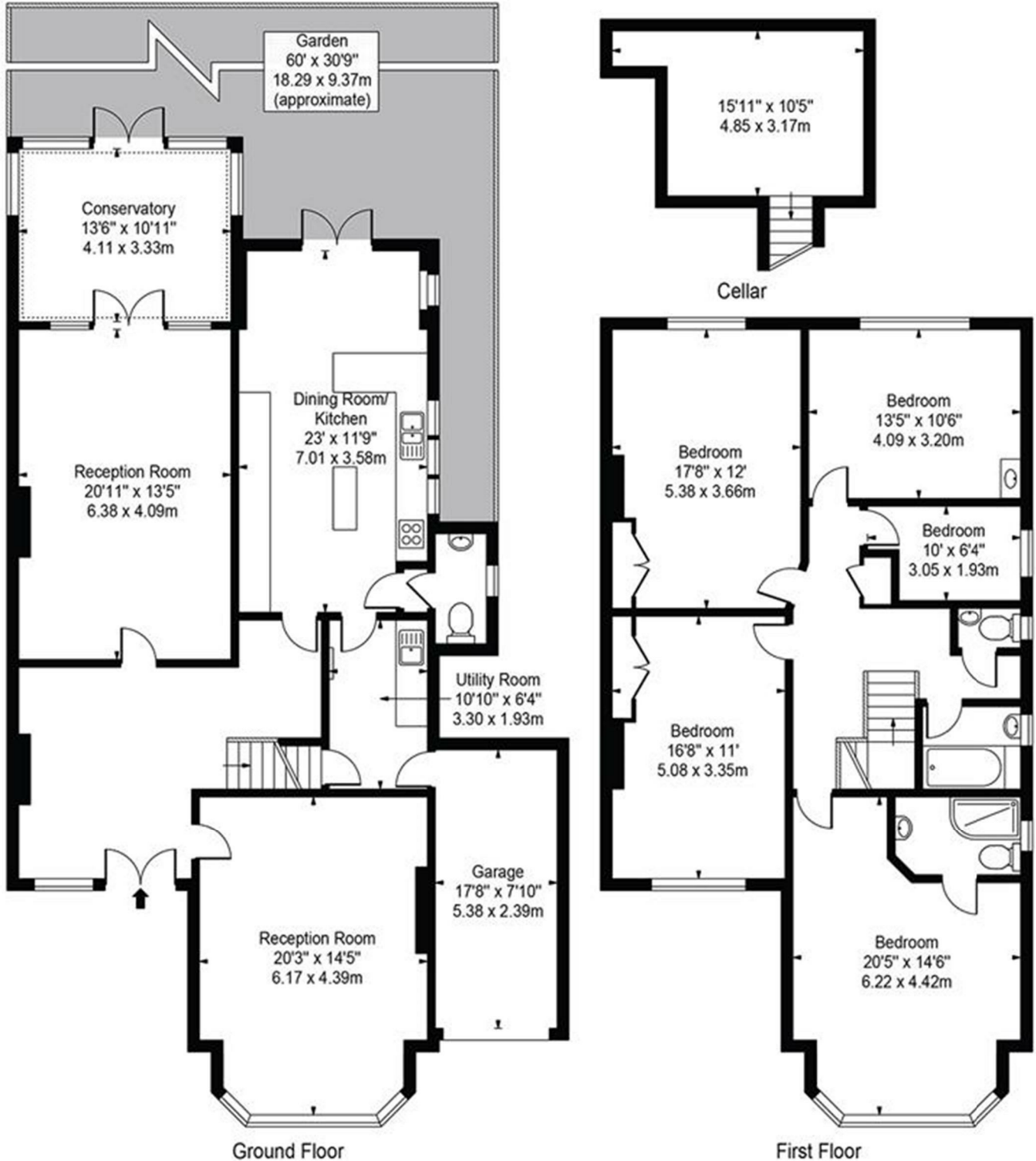




# Felstead Road

Approx. Total Internal Area 2758 Sq Ft - 256.23 Sq M  
(Including Garage)

Approx. Gross Internal Area Of Garage 138 Sq Ft - 12.86 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.