

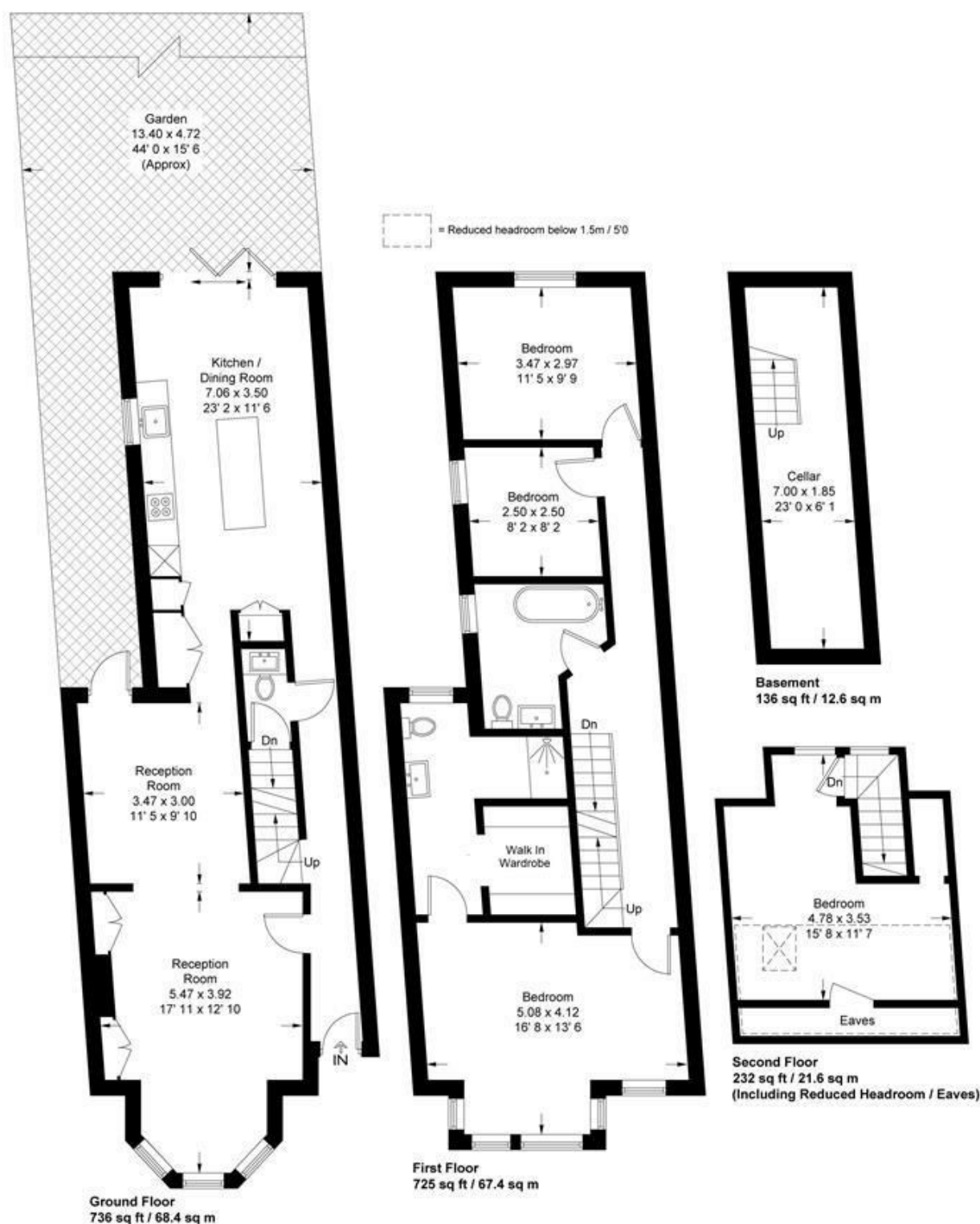
Spratt Hall Road

Approximate Gross Internal Area = 1735 sq ft / 161.3 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 94 sq ft / 8.7 sq m

Total = 1829 sq ft / 170 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.



Spratt Hall Road, Wanstead

Offers In Excess Of £1,300,000 Freehold

- Four Bedrooms
- Superb Kitchen / Dining Room
- Guest Cloakroom
- Original Features
- Wanstead Central Line Station 0.3 Miles
- En-Suite Plus Walk In Wardrobe
- Two Reception Rooms
- Victorian Style Family Bathroom
- Views Across Christ Church Green

Spratt Hall Road, Wanstead

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are privileged to offer this stunning four bedroom Victorian family home featuring a superb kitchen/dining room, elegant sitting room, family room and en-suite shower room. The house enjoys views across the beautiful Christ Church Green towards Wanstead High Street.

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Council Tax Band: F



Spratt Hall Road is one of Wanstead's most sought-after locations being characterized with impressive Victorian homes that all enjoy stunning views across Christ Church Green towards Wanstead High Street. Basking in the pleasure of this location, Petty Son & Prestwich are privileged to offer for sale this stunning four-bedroom Victorian house featuring an outstanding kitchen/dining room, elegant sitting room, family room and en-suite shower room.

This superb four-bedroom property is just a minutes' walk from Wanstead's vibrant High Street with its eclectic mix of shops bars and restaurants. The locality is particularly popular with commuters and families, with both Wanstead and Snaresbrook Stations (0.3 and 0.7 miles respectively) being close by, as well as a number of highly rated nurseries, primary and private schools.

The home strikes the perfect balance of contemporary décor, flare, and ease of living, juxtaposed with characterful features of the home's era, including sash windows, ceiling coving, fireplaces and school style radiators. A welcoming entrance hallway with a useful guest cloakroom and cellar leads into the elegant sitting room which is flooded by natural light thanks to the large sash bay window, whilst the beautiful original fireplace gives the room a cozy feel. Bespoke carpentry offers handy storage cupboards and book shelving. Following through from the sitting room you will find the second reception room, perfect for the family to relax in and watch T.V. A stunning kitchen/dining room with a central island is fitted with a range of bespoke cabinets with butler sink, complemented by stonework surfaces and integrated appliances. There is plenty of space for a table and chairs, the bi-fold doors allowing lovely garden views.

On the first floor there are three bedrooms, the principle boasting stunning views across Christ Church Green thanks to the two large windows. An original fireplace enhances the character of the room, whilst the floor space has been cleverly re designed to create a large en-suite shower room and spacious walk-in wardrobe. There is also a single and further double bedroom on this floor as well as a Victorian style family bathroom with

metro tiling. The accommodation has been extended on the second floor to create an additional double bedroom. The rear garden benefits from a South Westerly aspect and commences with a patio area, perfect for al-fresco dining in the summer months. The lawn is bordered by shrubs whilst the garden shed provides useful storage.

As well as the Central Line Station, transport links include local bus routes and easy road links to The M11, M25 and North Circular.

EPC Rating: D61
Council Tax Band: F

RECEPTION ROOM
17'11" x 12'10"

RECEPTION ROOM
11'5" x 9'10"

KITCHEN/DINER
23'2" x 11'6"

CELLAR
23'0" x 6'1"

BEDROOM ONE
16'8" x 13'6"

BEDROOM TWO
15'8" x 11'7"

BEDROOM THREE
11'5" x 9'9"

BEDROOM FOUR
8'2" x 8'2"