



## Gloucester Road, Wanstead

£1,000,000 Freehold

- Three bedroom semi-detached house
- Extension potential (STPP)
- 0.5 miles to Nightingale Primary School
- Desirable 'Counties Estate' location
- 0.4 miles to Wanstead High Street
- Chain free

**\*SOLD BY PETTY SON & PRESTWICH\*** Positioned on the highly desirable Counties Estate, Central Wanstead, Petty Son & Prestwich are pleased to offer for sale this charming, well loved, three-bedroom, semi-detached family home.

Gloucester Road is just half a mile from the popular Nightingale Primary School and an even shorter 0.4 Miles from Wanstead High Street, with its array of shops, bars, restaurants and two Central Line Stations. The Counties Estate is Renowned for its peaceful, characterful, tree lined roads, at present with no parking restrictions, and Gloucester Road does not disappoint. On approach the attractive double bayed frontage creates an impressive first impression and when stepping into the spacious hallway, you immediately feel welcome.

The ground floor accommodation consists of two reception rooms, in which the front reception features a gorgeous bay window, whilst the rear reception enjoys patio doors opening out to the rear garden. The fitted kitchen provides plenty of storage and work surface space, but if you would prefer a more 'open planned' style of living, the rear reception and kitchen could be opened up and extended to create a contemporary kitchen/dining area (STPP).

Upstairs you will discover two double bedrooms, a generous third single bedroom, a family bathroom and separate toilet. There is also the possibility to extend into the loft to create a fourth bedroom if desired (STTP).

The garden to the rear is a low maintenance mix of patio, decking and lawn and provides the perfect space for summer BBQ's. The property is also being sold chain free, so it is ideal for anyone looking to move quickly.

EPC Rating:  
Council Tax Band: E51

Reception Room  
14'2" x 14'1"

Dining Room  
15'10" x 12'2"

Kitchen  
11'9" x 9'1"

Bedroom  
14'7" x 12'7"

Bedroom  
12'1" x 11'11"

Bedroom  
10'3" x 8'10"

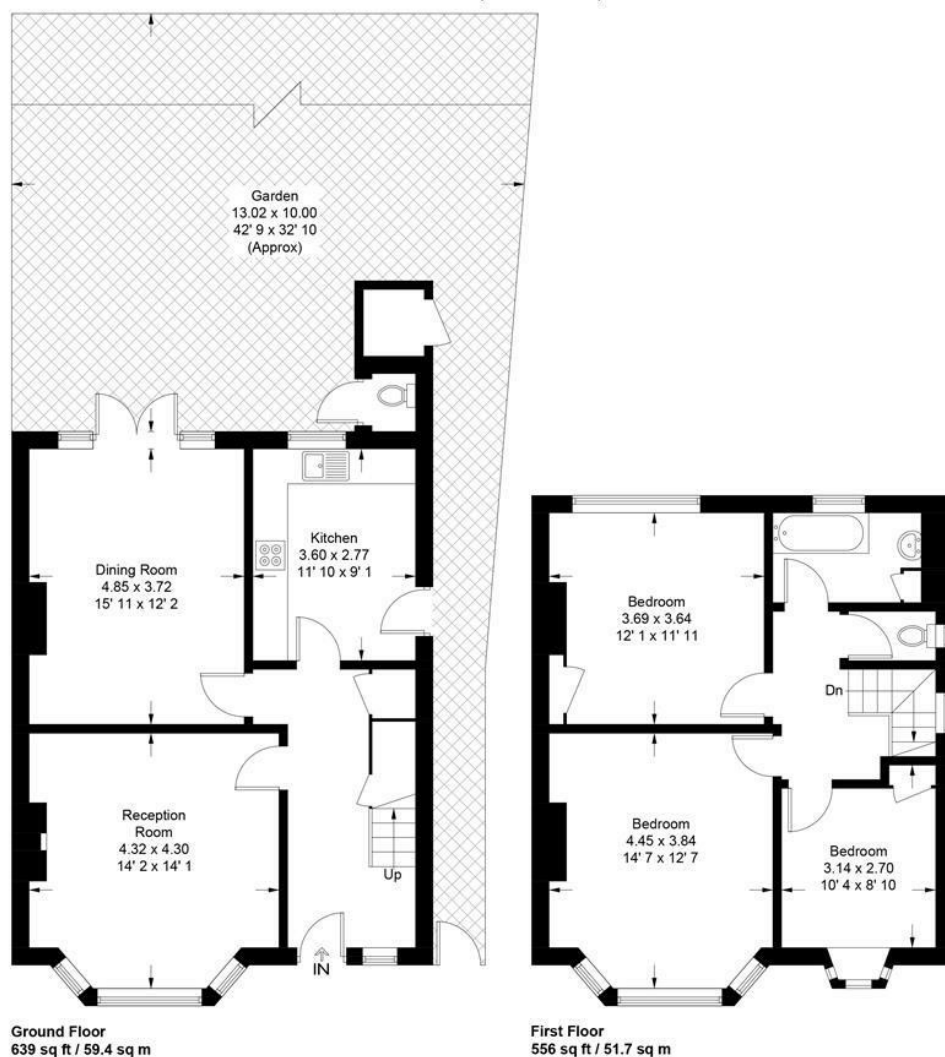
### Gloucester Road

Approximate Gross Internal Area = 1195 sq ft / 111.1 sq m

W.C = 9 sq ft / 0.8 sq m

Store = 13 sq ft / 1.2 sq m

Total = 1217 sq ft / 113.1 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.