



Warren Road, Wanstead

Offers Over £1,225,000 Freehold

- Attractive, semi-detached house
- Rarely available corner plot
- Four bedrooms
- Kitchen diner spanning 24'6
- Cellar
- Desirable Warren Estate
- Detached garage and driveway
- Two large reception rooms
- South/Westerly Garden
- 0.5 Miles to Wanstead Station and High Street

Petty Son & Prestwich are delighted to offer this superb characterful four bedroom family home set in the sought after Warren Estate. Positioned on a corner plot with a South/Westerly garden and detached garage.

Perfectly positioned in Wanstead's popular Warren Estate, this home is surrounded by Wanstead Park in addition to the neighbouring Wanstead Golf Club on your doorstep. Ideal for city commuters and families, an array of fantastic schools and nurseries are within walking distance, with the vibrant Wanstead High Street offering an eclectic mix of shops, bars, restaurants and Central Line Station just a short 0.5 miles on foot.

With fantastic proportions throughout, the home boasts ample living space for families. The welcoming entrance hall, complete with exposed wooden flooring and crisp white paintwork, leads to a formal reception with bay window, central fireplace and attractive plasterwork. A secondary, larger reception lies behind this spanning an impressive 23'11", housing another seating area and formal dining space. With attractive, original windows and central doorway overlooking the attractive rear garden, the second reception offers an ideal place to sit with friends or to take in a book next to the large, bespoke shelving unit. The modern kitchen is another impressive space spanning 24'6", which is accessed via a smaller room that could be ideal for additional storage space or combined with the kitchen area to completely redesign the space. There is also access to a handy cellar from the ground floor.

To the first floor there are four bedrooms, two of which are large doubles with central fireplaces. The family bathroom retains the original layout of having a separate W.C, which could be combined to make a larger family bathroom if desired. The rear garden enjoys a raised decked area, directly outside the kitchen, perfect for entertaining, leading to a formal lawn and established flower beds. In addition to the front driveway, a detached garage to the rear provides off road parking which can be accessed from Langley Crescent; a luxury seldomly available with the majority of houses in the road.

EPC Rating: D59
Council Tax Band: F

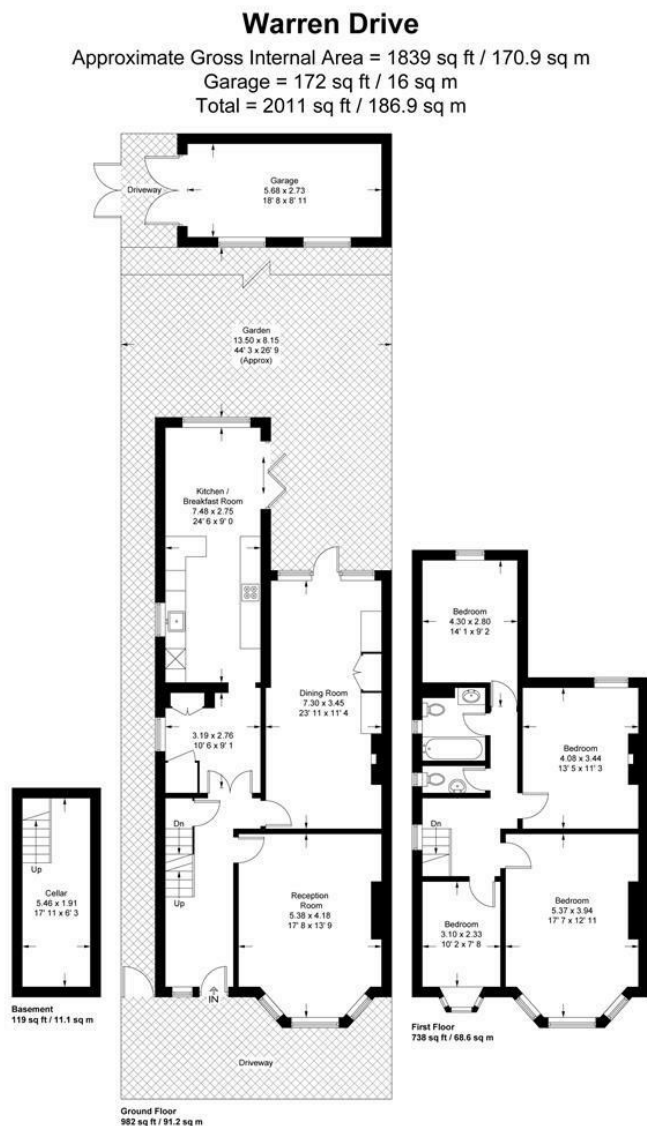
Sitting Room
17'8 x 13'9

Dining Room
23'11 x 11'4

Kitchen/Dining Room
24'6 x 9'0

Kitchen Room
10'6 x 9'1

Bedroom One
17'7 x 12'11



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.