



## Chaucer Road, Wanstead

£895,000 Freehold

- Two double bedrooms
- Central Wanstead location
- Potential to extend (STPP)
- 0.4 miles to Wanstead Station
- Victorian terraced house
- Extended to the rear
- Chain free

**\*SOLD BY PETTY SON & PRESTWICH\*** Positioned on a picturesque, tree lined road behind Christ Church Green, sits this spacious two double bedroom period home.

This home is perfectly positioned for those looking for a property with easy access to Wanstead High Street (0.2 miles) with its array of exciting shops, bars and excellent range of restaurants, as well as both Wanstead and Snaresbrook Central Line Stations (0.4 miles). As you approach the property, the impressive double bay windows, charming mosaic pathway and attractive stained glass front door creates a welcoming and notable first impression.

Internally, the ground floor accommodation is comprised of two reception rooms, with the front reception enjoying plenty of light from the large bay window and an attractive fireplace, giving the room a sense of warmth and character. The rear of the property has been opened up and extended to provide a large, open plan kitchen/living space, with two sky lights and patio doors that allow the back of the house to connect the garden and kitchen perfectly. To the first floor there are two double bedrooms and a contemporary, fully tiled bathroom. Externally, the low maintenance rear garden is a perfect balance of patio and lawn and has a handy shed to the rear. The property also offers the possibility to extend further to the rear and into the loft (STPP) if desired and is being offered for sale chain free - perfect for anyone wanting to move quickly!

EPC Rating: D67  
Council Tax Band: E

Reception Room  
14'3" x 10'7"

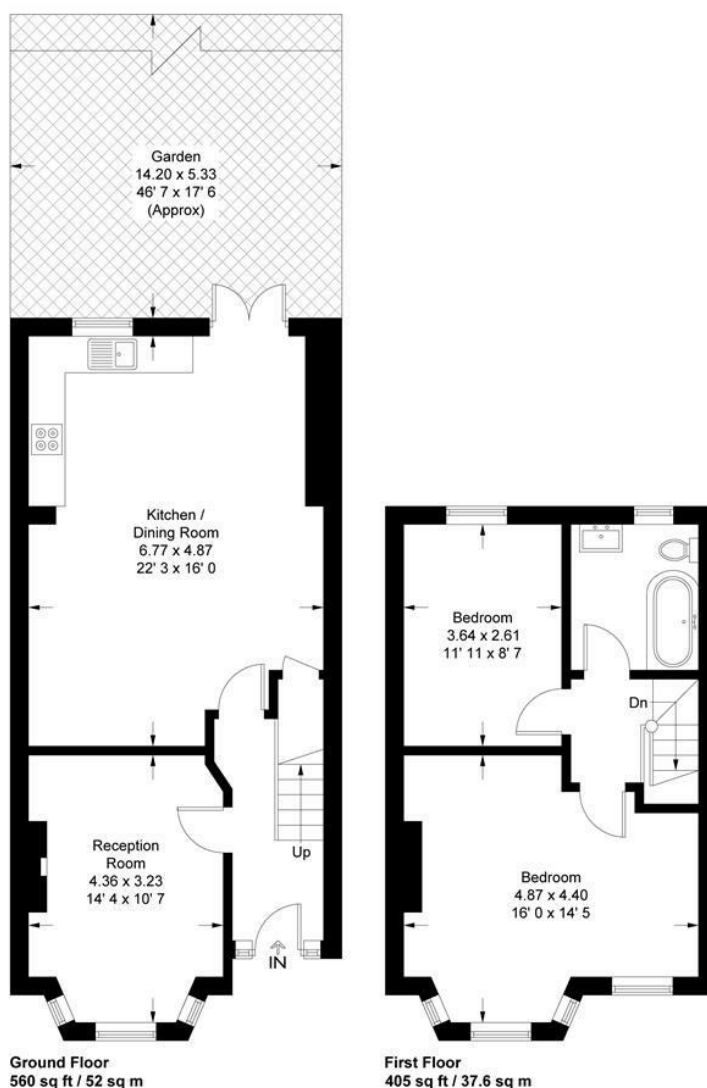
Kitchen/Dining Room  
22'2" x 15'11"

Bedroom  
15'11" x 14'5"

Bedroom  
11'11" x 8'6"

### Chaucer Road

Approximate Gross Internal Area = 965 sq ft / 89.6 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.