



## Forest Close, Snaresbrook

Offers In Excess Of £1,575,000 Freehold

- Detached family home
- Three reception rooms
- Garage and off street parking
- Downstairs W.C
- 0.2 Miles to Snaresbrook Central Line Station & High Street
- Four bedrooms
- Spacious entrance hall
- Balcony
- Large family bathroom & en-suite shower room



# Forest Close, Snaresbrook E11 1PY

Petty Son & Prestwich are thrilled to present this four-bedroom detached family home, brimming with charm and modern elegance. Featuring stunning parquet flooring, a spacious driveway, garage, balcony, and a beautifully maintained garden, this property is a true gem.



Council Tax Band: G



Nestled in a peaceful cul-de-sac just off Hollybush Hill in Wanstead, this delightful home is a rare find. With its quiet, sought-after location, you'll enjoy the perfect blend of tranquillity and convenience. Excellent transport links and a range of vibrant shops, bars, and restaurants are just a short stroll away. Snaresbrook Central Line Station and Wanstead High Street are both only 0.2 miles on foot, easily accessible via a direct route down Hollybush Hill. Additionally, the property is within walking distance of some highly regarded schools, including Wanstead Church School (0.4 miles), Snaresbrook Primary School (0.5 miles), and Forest School (0.8 miles).

As you approach the property, the immaculate exterior with its crisp white finish and generous driveway immediately catches the eye. There's ample space for several cars, ensuring parking is never an issue. The welcoming hallway boasts beautiful parquet flooring, which seamlessly flows through the main living spaces. To the front of the house, the elegant dining room is ideal for hosting dinner parties or enjoying a Sunday lunch with loved ones. At the rear of the property, the spacious reception room is bathed in natural light, thanks to full-length sliding doors that open out onto the stunning rear garden—creating a seamless connection with the outdoors.

The immaculate kitchen/breakfast room features a range of sleek cabinets, integrated appliances, under-cabinet lighting, granite worktops and a convenient breakfast bar—perfect for casual meals or enjoying your morning coffee. The stylish white cabinetry pairs beautifully with the dark work surfaces, creating a modern and sophisticated feel. Adjacent to the kitchen, the cozy yet spacious sitting room offers the ideal spot to unwind after a long day, complete with a view of the lovely garden. The ground floor is completed by an integral garage and downstairs w.c.

Upstairs, a spacious landing, with a large window that floods the area with natural light. The first floor boasts four generous bedrooms, a family bathroom, and an en-suite bathroom. Three of the bedrooms are spacious doubles, with a large single that's perfect to also be used as a home office or nursery. The highlight of the

first floor is the private balcony, offering a peaceful retreat where you can start your day with a morning coffee while enjoying views of the surrounding area.

Outside, the manicured South Westerly garden enjoys a sunny aspect and provides an idyllic space for outdoor entertaining. The stone patio area offers plenty of room for a barbecue, table, and chairs, perfect for al fresco dining. The mature garden is beautifully laid to lawn, with planted borders and side access. With excellent transport links, including Snaresbrook Central Line Station, local bus routes, and easy access to the North Circular, M11, and M25, this home is perfectly positioned for both city living and weekend escapes.

EPC Rating: D57  
Council Tax Band: G

Reception Room  
17'9" x 16'6"

Kitchen  
13'5" x 10'2"

Dining room  
14'11" x 13'11"

Sitting Room  
13'5" x 11'6"

Bedroom  
14'11" x 13'11"

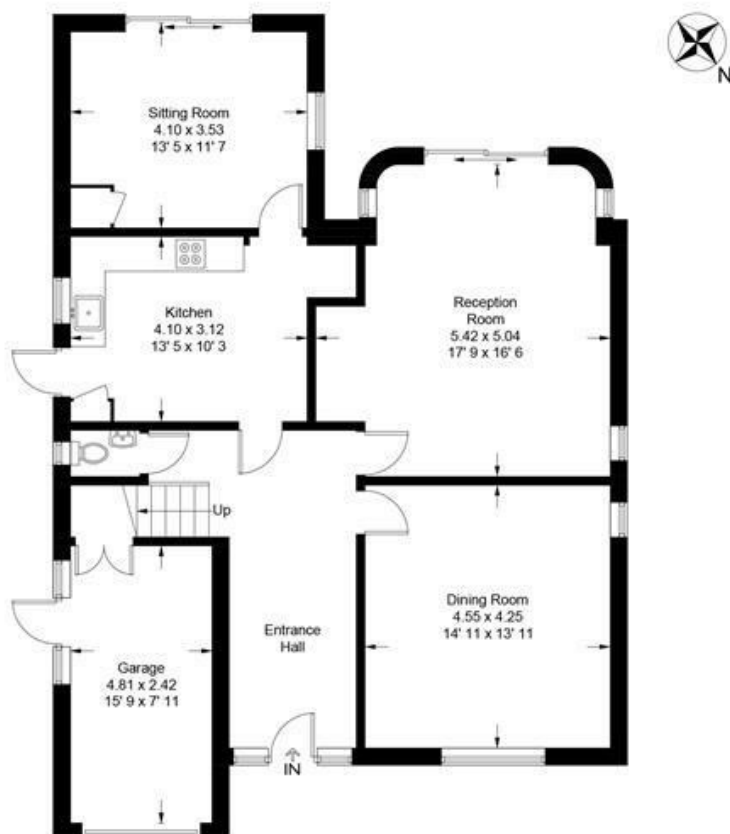
Bedroom  
13'10" x 13'6"

Bedroom  
16'0" x 11'6"

Bedroom  
10'2" x 8'8"

Garage  
15'9" x 7'11"

Approximate Gross Internal Area = 2033 sq ft / 188.9 sq m  
(Including Garage)



**Ground Floor**  
1141 sq ft / 106 sq m  
(Including Garage)



**First Floor**  
892 sq ft / 82.9 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.