



28 Voluntary Place, Wanstead, E11 2RP

Offers In Excess Of £950,000

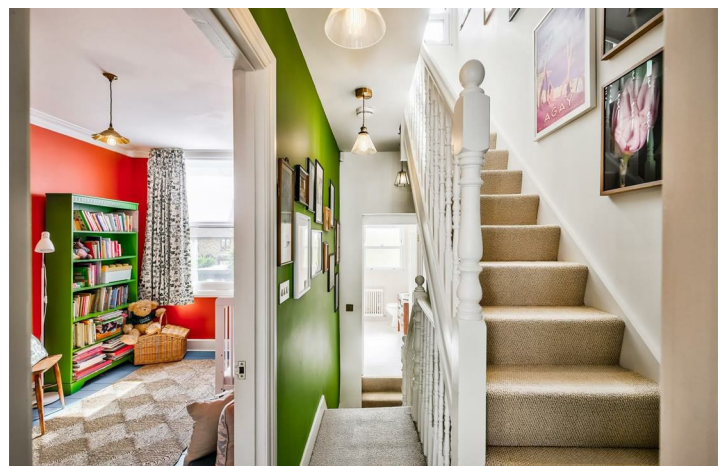
- Three double bedroom Victorian House
- Fully extended on all floors
- Rear Access
- Central Wanstead location
- Stunning rear garden
- 0.3 miles to Wanstead Underground Station

28 Voluntary Place, Wanstead E11 2RP

Tucked away in a quiet cul-de-sac and yet moments from the buzz of Wanstead High Street, this stunning three double bedroom Victorian house is perfectly positioned to take advantage of all of Wanstead's excellent amenities.



Council Tax Band: D



Perched just off of the beautiful Christ Church Green in Central Wanstead this home is just 0.3 miles to Wanstead Underground Station and 0.4 miles to Snaresbrook Underground Station, making it ideal for city commuters. Voluntary Place is also a quiet, no through road and is renowned for its caring community feel and friendly neighbours.

On approach, the immaculate brick frontage, bay sash windows, colourful, 'cottage style' front garden and quaint brick pathway, creates an inviting and charming first impression. Stepping inside, this home really does have the 'wow' factor as the house has been fully extended on all three floors and beautifully decorated, retaining the Victorian character of the house, whilst adding a stylish contemporary flare with modern appliances and splashes of colour.

On the ground floor you will discover a double reception room that features the large bay window, schoolhouse style radiators, dark wood flooring and fitted bookshelves. The living space then flows into the kitchen/dining area which is flooded with sunlight thanks to the large sky light and stunning Crittal-style patio doors'. The contemporary kitchen features a solid Corian style cream coloured work top with tiled splash backs and moveable kitchen island. The deep vintage green coloured cabinets create a characterful finish, which is enriched further with the imposing aged brass hardware.

Venturing upstairs, the tiered landing leads to two beautifully presented double bedrooms featuring exposed or painted floorboards and the principal bedroom benefits from fitted wardrobes and two beautiful sash windows. The bathroom on the first floor captures the style of the entire house, being stylish, modern, and characterful, with a modern 'rain showerhead' shower and bath, with a dark wooden vanity unit and traditional porcelain basin. The loft space has been cleverly extended and converted to create a third double bedroom with plenty of storage space. There is also a toilet in which a shower cubical could be added if desired.

The icing on the cake with this home is the immaculate rear garden which while a picture-perfect example of English country charm has been designed to be extremely low maintenance. Perfectly landscaped,

there are two charismatic brick patio areas encasing a lawn that is framed beautifully by borders filled with a perfect mix of plants, flowers, and evergreen shrubs to give attraction all year round. To the rear of the garden there is an attractive shingled area with a vegetable patch, shed and highly practical rear access.

EPC Rating: D68

Council Tax Band: D

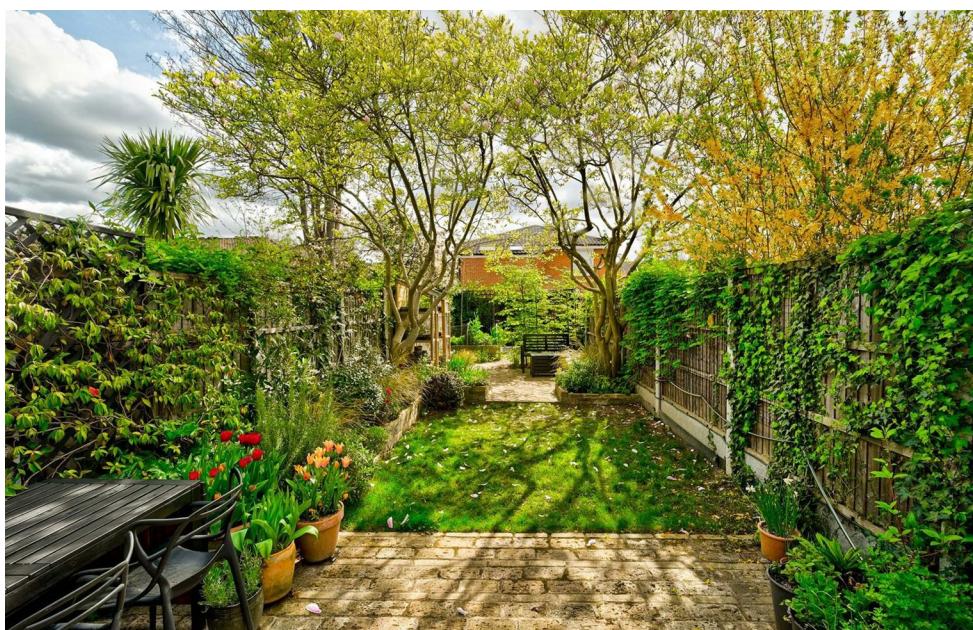
Double Reception Room
24'6" x 10'0"

Dining Room/ Kitchen
17'10" x 13'5"

Bedroom
13'5" x 10'7"

Bedroom
11'5" x 7'10"

Bedroom
10'0" x 8'11"







Directions

Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

