



## 97 New Wanstead, Wanstead, E11 2SA

Offers In Excess Of £1,260,000

- Edwardian family home
- Immaculate condition throughout
- Four bathrooms
- Delightful rear garden
- 0.5 miles from Snaresbrook Central Line Station
- Six bedrooms
- Cellar
- Approx. 2,464 square foot
- Off street parking & EV charging
- 0.4 miles from Wanstead High Street



# 97 New Wanstead, Wanstead E11 2SA

Step into a world of elegance and charm with this meticulously restored Edwardian family home, where period features reign supreme.



Council Tax Band: F



Spanning an impressive 2,464 square feet, this property boasts six bedrooms (five of which are generous doubles), four bathrooms, and a spacious basement.

Situated just 0.4 miles from the vibrant Wanstead High Street and a mere 0.1 miles from the tranquil Epping Forest, this semi-detached residence has a striking brick exterior, grand double-height bay windows, and deep frontage. This home offers exceptional curb appeal, ample parking (with EV charging) and easy access to local amenities. The home also benefits from being located just 100m from the Ofsted-rated 'Outstanding' primary school, Our Lady of Lourdes, which was also ranked 7th in Time Out's ranking of London's top 10 primary schools (2024). As you step through the inviting entrance, you are greeted by a beautifully proportioned hall adorned with an array of original features, including ornate cornicing, picture rails, ceiling roses, and high skirtings. The heart of the home is the spacious kitchen/diner, featuring wood flooring that flows seamlessly throughout. Natural light pours into the kitchen/diner through the expansive deep bay windows, creating a warm and inviting atmosphere. This room is a magnificent space, perfect for entertaining, comfortably accommodating a large dining table. The rear reception room features a stunning fireplace with an open gas fire adding to the room's cosy ambiance. Double bay doors open onto a delightful rear garden, complete with stylish decking area- ideal for summer barbecues and garden parties. Despite its low-maintenance nature, the garden exudes charm and character, providing a serene outdoor retreat.

The ground floor also features a convenient WC and shower room. A notable highlight of this home is the large basement area, offering abundant storage space and the ability to create a hobby room, home gym, or any space that suits your lifestyle needs. On the first floor, you'll find four bedrooms, three of which are generously sized doubles. The modern family bathroom is fully tiled, exuding a contemporary yet timeless feel. The striking principal bedroom spans the width of the home, offering ample space with the added luxury of fitted wardrobes and a well-appointed ensuite bathroom.

The second floor has been thoughtfully designed to maximize space and offers two well-proportioned double bedrooms, which are accessed by a landing illuminated by an overhead skylight, flooding the area with natural light. The front-facing bedroom features a charming Juliette balcony and provides a versatile space with generous eaves storage. It is currently arranged as a playroom and office. A modern shower room serves these second floor bedrooms, with the rear facing bedroom currently arranged as a home

office, perfect for remote work. This property is presented in immaculate condition, both internally and externally, allowing buyers to move straight in and start enjoying their new home. The exquisite detailing and elegant brickwork exterior make this residence truly stand out in the neighbourhood. With off-street parking and a side access, returning home with shopping or bringing in bikes is a breeze. Don't miss the opportunity to own this exceptional Edwardian home that effortlessly blends period charm with modern convenience.

EPC Rating: D68  
Council Tax Band: F  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Dining Room / Kitchen  
29'11 x 12'9

Reception Room  
18'10 x 12'8

Bedroom  
14'2 x 13'3

Bedroom  
12'6 x 11'3

Bedroom  
9'7 x 9'4

Bedroom  
12'9 x 12'9

Bedroom  
16'10 x 16'8

Bedroom  
10'4 x 9'7





EPC Rating:

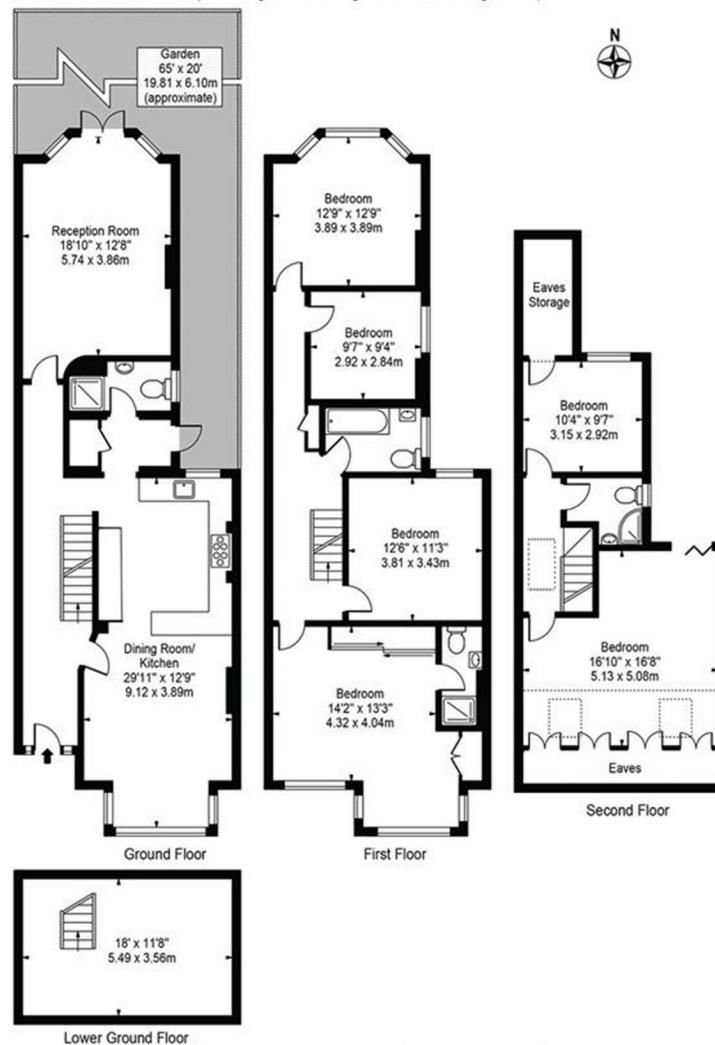
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

D

### New Wanstead

Approx. Total Internal Area 2464 Sq Ft - 228.91 Sq M  
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 2286 Sq Ft - 212.38 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.