



Trafalgar Place, Wanstead

£475,000 Freehold

- Two double bedroom house
- Chain free
- 0.3 miles to Wanstead High Street
- West facing rear garden
- Allocated parking space
- 0.4 miles to Snaresbrook Underground Station

Petty Son & Prestwich are delighted to offer for sale this two double bedroom mid-terrace home, ideally positioned for commuters and available chain-free. Tucked away in a peaceful cul-de-sac just off Hermon Hill, Trafalgar Place enjoys an enviable location.

Wanstead High Street and Central Line Station are within easy walking distance (just 0.3 and 0.4 miles respectively), with South Woodford Station and George Lane's array of shops also nearby (0.7 miles).

For those who enjoy outdoor pursuits, Leyton Flats are just 0.5 miles away, offering scenic walks towards Hollow Pond and Leytonstone, which is perfect for summer strolls.

Internally, the property features a spacious lounge/diner with stylish walnut-effect flooring and crisp white walls, offering a bright and airy feel throughout.

There's useful understairs storage and a separate fitted kitchen, which leads directly out to the private west-facing garden, ideal for afternoon sun and low-maintenance enjoyment.

Upstairs, you'll find two generous double bedrooms. The principal bedroom benefits from a built-in double cupboard, while the second bedroom offers a fitted wardrobe.

The white-tiled bathroom includes a full-size bath with overhead shower.

Externally, the property enjoys allocated parking to the front and is ideal for first-time buyers, downsizers, or investors alike.

EPC Rating: D67

Council Tax Band: D

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room

19'1" x 10'10"

Kitchen

10'9" x 8'9"

Bedroom

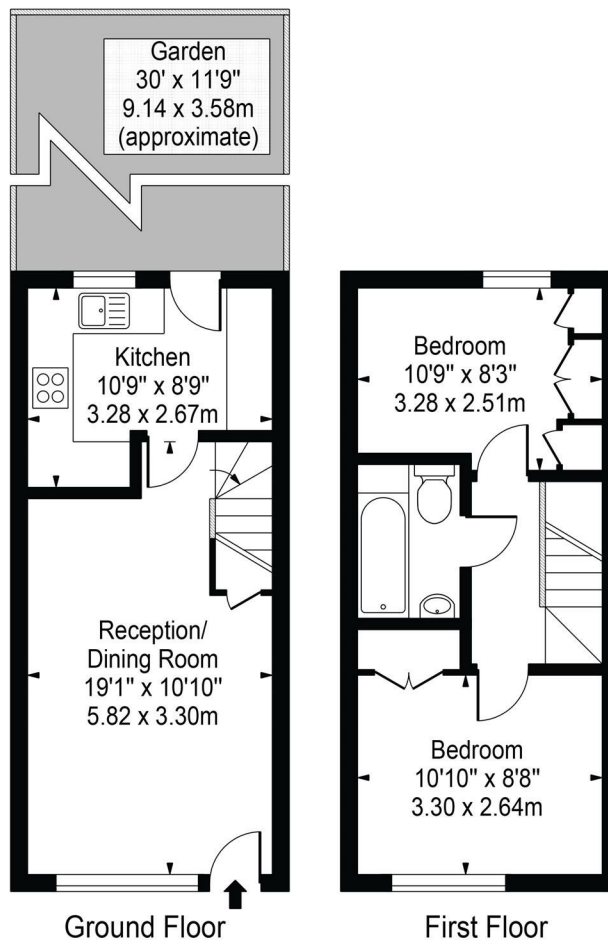
10'10" x 8'8"

Bedroom

10'9" x 8'3"

Trafalgar Place

Approx. Gross Internal Area 554 Sq Ft - 51.47 Sq M



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.