



Warren Road, Wanstead

Offers In Excess Of £1,090,000 Freehold

- Four bedroom semi detached house
- Extended to the rear
- Potential to extend into the loft (STPP)
- 0.5 miles from Wanstead Underground Station
- West facing rear garden
- Reception room of thirty foot in depth
- Downstairs shower room
- Modernisation required
- Chain free
- Off road parking

Petty Son & Prestwich are delighted to present this charming and characterful four-bedroom family home, ideally located in the highly sought-after Warren Estate in Wanstead with West facing garden.

Nestled between the picturesque Wanstead Park and the neighbouring Wanstead Golf Club, this impressive property offers the perfect blend of tranquil green surroundings and excellent connectivity. Ideal for commuters and families alike, the home is just 0.5 miles from Wanstead's Central Line Station, with easy access to the M11, M25, North Circular, and a range of local bus routes. Families will appreciate the abundance of highly regarded schools and nurseries nearby, while Wanstead High Street, with its vibrant mix of independent shops, cafes, bars, and restaurants is just a short walk away (0.5 mile).

The home itself boasts an attractive double bay frontage with driveway parking, and while it would benefit from cosmetic modernisation, it retains a wealth of charming original features. These include beautiful stained-glass windows and an ornate banister with original spindles, adding character and potential for sympathetic updating.

The spacious entrance hall leads into a large through lounge, perfect for family living and entertaining. Solid wood doors open into a rear extension, currently providing a bright dining area and a convenient downstairs shower room.

There is also a separate fitted kitchen. Subject to planning permission, the ground floor could be reconfigured to create a stunning open-plan kitchen/diner with a utility area.

Upstairs, the first floor offers four bedrooms, in which three of the bedrooms are doubles, including a principal bedroom with fitted wardrobes, and a fourth single room. A family bathroom completes this level, with fantastic potential to extend into the loft (STPP), creating a spacious principal suite if desired.

Outside, the West facing rear garden begins with a paved patio, perfect for al-fresco dining during the warmer months and leads to a well-maintained lawn. To the rear, large outbuilding offers excellent storage or workshop potential. This is a wonderful opportunity to acquire a substantial family home in a prestigious and peaceful location, with enormous scope to improve and extend and is being offered for sale chain free!

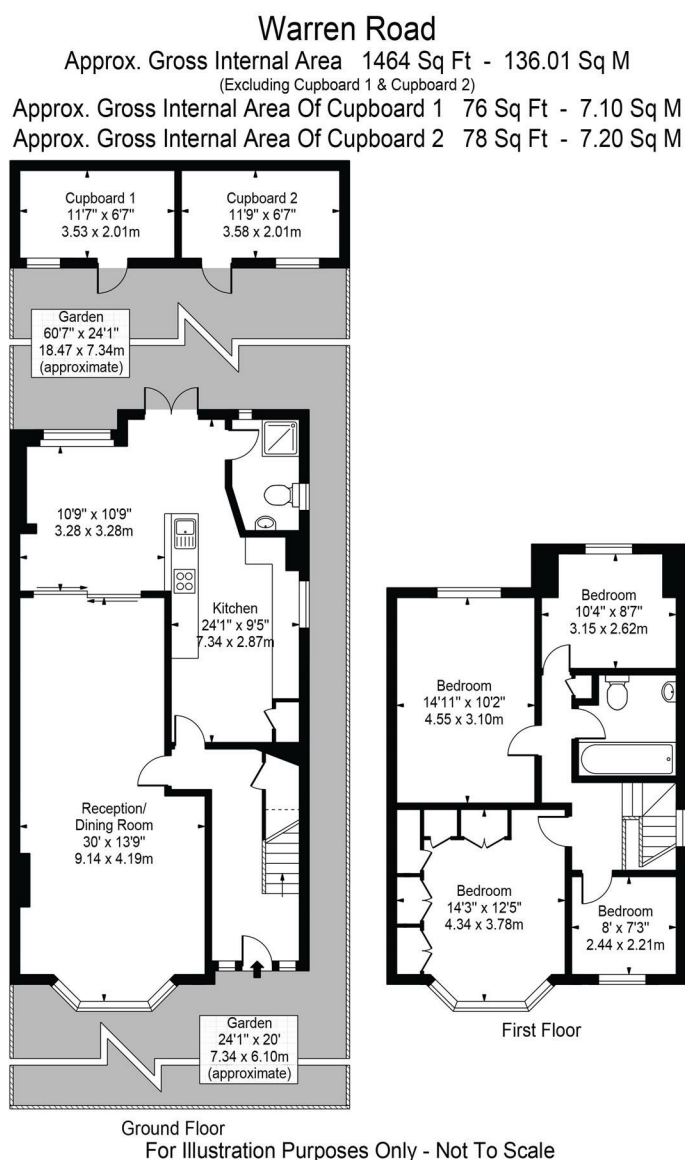
EPC Rating: D65

Council Tax Band: F

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

Reception Room

29'12" x 13'9"



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.