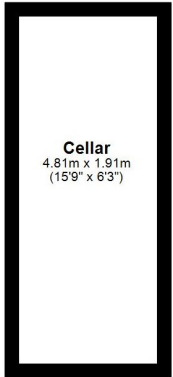


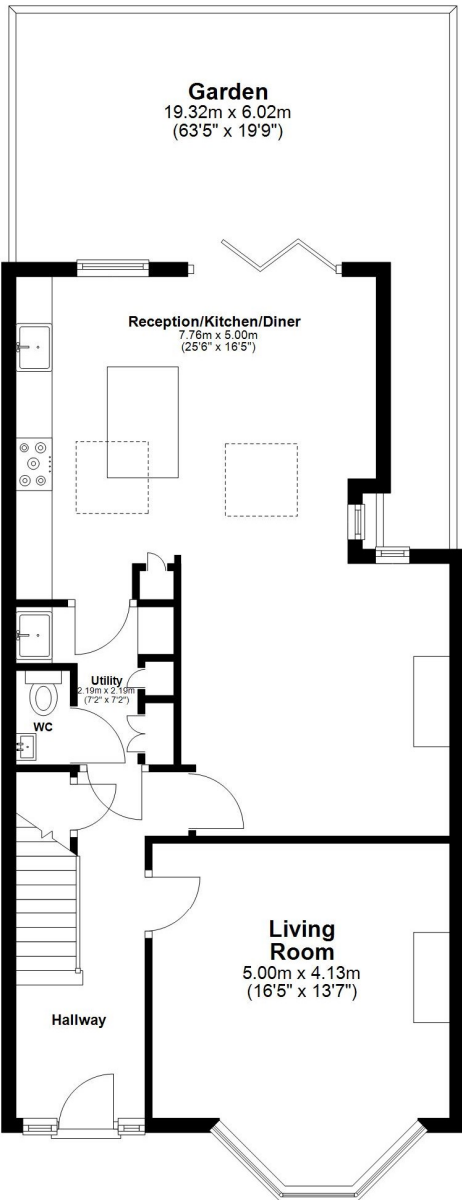
Park Road



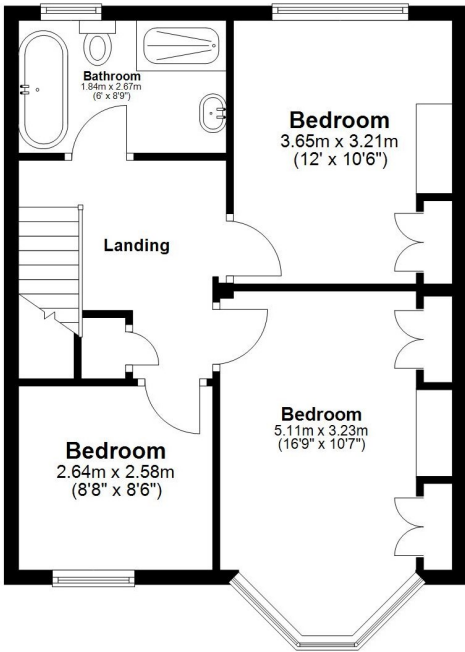
**Basement**  
Approx. 9.2 sq. metres (98.9 sq. feet)



**Ground Floor**  
Approx. 66.2 sq. metres (712.4 sq. feet)



**First Floor**  
Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 121.3 sq. metres (1305.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp.□



## Park Road, Wanstead

### Offers In Excess Of £1,150,000 Freehold

- Stunning Edwardian family home
- Beautifully extended kitchen/dining room/family room
- Luxury bathroom
- Off street parking
- Three spacious bedrooms
- Formal sitting room
- Separate utility room with W.C
- Delightful rear garden with gated side access

# Park Road, Wanstead

Petty Son & Prestwich are privileged to present this stunning, extended, three spacious bedroom semi detached Edwardian home, located just a few doors away from the idyllic Wanstead Park on the sought after Aldersbrook Estate.



Council Tax Band: E



Having been subject to considerable expenditure, the house combines modern luxury with period charm, including large bay windows and cast-iron radiators, all giving a nod to the property's past.

Positioned in the highly sought after Park Road, this outstanding home benefits from close to the Ofsted rated 'outstanding' Aldersbrook Primary school (0.2 miles), and a few steps away from Wanstead Park, offering woodland views, ornamental lakes, country walks and easy access to Central Wanstead.

On approach, the property's immaculate Edwardian façade, combined with the mosaic tiling, creates the perfect balance of character and homely charm. Internally, the period features have been preserved or added, including ceiling mouldings, which are complemented by modern touches such as the double-glazed shuttered windows - adding to the list of sympathetic upgrades.

The welcoming entrance hallway features tiled flooring and leads to an elegant sitting room enhanced by bespoke storage cupboards with shelving above, decorative plaster wall mouldings, and a large bay window that flood the space with natural light.

A stunning kitchen extension to the rear, with full height doors, takes full advantage of the breathtaking garden, giving a wonderful sense of peace and tranquillity.

The kitchen area is fitted with a range of Shaker-style cabinets with natural stone work surfaces and integrated appliances. There is ample space for a table and chairs, allowing for formal dining, with an exposed brick wall giving the space a warm, rustic feel. The second reception room, featuring bespoke cabinetry, is open to the kitchen/dining area, allowing the space to work perfectly for entertaining. A separate utility room includes full-height storage cupboards and a butler sink, with an additional handy W.C., ensuring the kitchen area remains free for food preparation while noisier appliances and clutter are kept out of sight.

The carved balustrade staircase leads to the first floor, where you will find a galleried landing

enhanced by exposed wooden floorboards that flow seamlessly through the three spacious bedrooms. The principal bedroom features bespoke floor-to-ceiling fitted wardrobes. A luxurious family bathroom is fitted with a white suite, boasting both a bath and a shower, with a washbowl and vanity unit below providing useful storage - all complemented by contemporary tiling. The loft provides ample storage space and offers potential for further accommodation (STPC).

The delightful garden enjoys an open aspect, beginning with a patio area leading to the lawn, bordered by railway-sleeper beds planted with shrubs. A decked seating area to the rear provides the perfect setting for al-fresco dining, while the garden shed offers additional storage. A useful side access leads to the front driveway, which provides off-road parking and an electric vehicle charger. N.B. Some fixtures and fittings may be subject to negotiation.

EPC Rating: E39

Council Tax Band: E

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

## Living Room

16'5" x 13'7"

## Dining Room/Kitchen

25'6" x 16'5"

## Bedroom

16'9" x 10'7"

## Bedroom

11'12" x 10'6"

## Bedroom

8'8" x 8'6"