



## Leicester Road, Wanstead

Asking Price £1,100,000 Freehold

- Semi-detached home
- Four bedrooms
- Huge 24 foot long reception room
- Separate utility room
- Gated side access
- Edge of Wanstead's counties estate
- Three bath/shower rooms
- Stunning kitchen/diner
- Wrap around garden
- Residents permit parking



*Petty Son & Prestwich are thrilled to present this impeccably designed four-bedroom, three-bathroom semi-detached residence, featuring a wrap-around garden and beautifully reimagined interiors.*

Enviably positioned at the gateway to Wanstead's ever-popular Counties Estate; a location that effortlessly balances village charm with city connectivity, you are perfectly placed to enjoy everything this vibrant neighbourhood has to offer. Wanstead High Street, alive with leafy views, artisan cafés, stylish eateries and much-loved gastro pubs, is just a 0.3-mile stroll away. Both Snaresbrook and Wanstead Central Line stations are within half a mile on foot, making the commute an absolute breeze. Closer still, The Duke and The Nightingale offer warm neighbourhood hangouts only 0.2 miles from your door, while The Lane serves up one of the area's favourite curries for easy midweek indulgence.

Inside, the accommodation unfolds across three well-considered floors. The ground level has been opened up and thoughtfully reconfigured to create a sweeping, versatile living/family/dining space, ideal for modern life.

A statement 24-ft lounge welcomes you in, cleverly zoned with open shelving to create defined areas for relaxation or play. This leads seamlessly through a wide archway to the dining area, bathed in natural light thanks to an overhead skylight and full-width bi-fold doors framing views of the garden. Push the doors back and step onto a generous wrap-around patio, bordered by lawn, mature planting and gated side access; an enticing space with clear scope for future enhancements (STTP).

The show-stopping kitchen combines contemporary dark-blue cabinetry with crisp white worktops, a stylish peninsula island and a full suite of integrated appliances. A practical utility room with external access sits just off the kitchen, keeping functional elements neatly tucked away and providing additional storage, a further sink and space for bulkier appliances. A sleek ground-floor shower room and W.C. complete this level.

Upstairs, you will find two bright, well-proportioned double bedrooms and a charming single, currently arranged as a nursery but equally suited to life as a home office. The luxurious, fully tiled family bathroom features a freestanding tub, walk-in rainfall shower and fitted vanity storage.

The top floor is dedicated to a wonderfully generous principal suite, complete with floor-to-ceiling wardrobes, space for seating or a workspace area, and excellent eaves storage for everything from suitcases to seasonal décor. A stylish en-suite shower room completes this serene retreat.

EPC Rating: C73

Council Tax Band: F

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

### Leicester Road

Approximate Gross Internal Area = 1574 sq ft / 146.2 sq m

(Excluding Reduced Headroom / Eaves Storage)

Reduced Headroom / Eaves Storage = 84 sq ft / 7.8 sq m

Total = 1658 sq ft / 154 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.