



Total area: approx. 192.6 sq. metres (2072.9 sq. feet)

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**Drummond Rd**



## Drummond Road, Wanstead

### Asking Price £1,200,000 Freehold

- Five bedroom family home
- Large principal suite with Juliette balcony
- Shaker style kitchen
- Period features
- Cellar
- Spanning approximately 2,072.9 square feet
- Three receptions
- Separate utility room with W.C
- Close to Wanstead High School
- 0.3 Miles to Wanstead Central Line Station

# Drummond Road, Wanstead

Petty Son & Prestwich are delighted to offer this characterful five-bedroom, three-reception room home spanning approximately 2,072.9 square feet, ideally located close to Wanstead Station, the High Street and the expansive green spaces of Wanstead Park.

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 C

Council Tax Band: E



Positioned on the sought-after, tree-lined Drummond Road in the heart of Wanstead, this superb home enjoys an enviable location just 0.3 miles from Wanstead Underground Station (Central Line) and the vibrant High Street, renowned for its excellent selection of independent cafés, restaurants, bars and boutique shops. Families are exceptionally well served, with Wanstead High School (rated 'Good' by Ofsted) and its leisure centre just 430 feet away, while the open green spaces of Wanstead Park and Wanstead Golf Club are both within approximately 0.4 miles.

The area also enjoys excellent transport connections, with local bus routes and convenient access to the M11, M25 and A406 North Circular, offering straightforward journeys into the City, Canary Wharf and beyond.

Rich in period charm, this elegant home boasts original fireplaces, exposed floorboards, high skirting boards and ornate plasterwork, seamlessly blending character with the practicalities of modern family living. The ground floor opens with a welcoming entrance hall, leading to a beautiful formal reception room where a decorative arch elegantly frames the bay window, creating a striking focal point.

Beyond is the dining room and a classic Shaker-style kitchen, connected via a wide opening to create an effortless flow while maintaining a clear distinction between the living and entertaining spaces. Adjoining the kitchen is a generous utility room with a ground floor W.C., providing excellent practicality for laundry and household appliances.

A conservatory, accessed through double doors from the dining room, offers a versatile additional reception space, ideal as a playroom, garden room or informal sitting area. Further double doors open onto a patio with storage shed and a neatly maintained lawn bordered by established shrubs, creating a private and attractive outdoor space.

Ascending to the first floor are four well-proportioned bedrooms, three of which are doubles, while the fourth is a charming single bedroom with double doors opening onto a small balcony. A contemporary shower room with a large

walk-in shower and separate W.C. serves this floor, with the potential to combine the two to create a larger family bathroom.

The loft has been expertly converted to create an impressive principal bedroom, with ample space for both a desk and seating area, complemented by a Juliette balcony framing leafy views. An en-suite shower room serves the principal bedroom, while a large eaves space provides excellent additional storage.

EPC Rating: TBC  
Council Tax Band: E  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

**Reception Room**  
12'4" x 15'5"

**Dining Room**  
15'1" x 11'6"

**Kitchen**  
8'8" x 6'3"

**Conservatory**  
11'10" x 10'10"

**Bedroom**  
16'5" x 14'1"

**Bedroom**  
14'5" x 11'6"

**Bedroom**  
12'2" x 9'10"

**Bedroom**  
7'6" x 7'7"

**Bedroom**  
19'9" x 16'7"