



## Reydon Avenue, Wanstead

Asking Price £1,200,000 Freehold

- Five bedroom family home
- Attached garage and driveway
- Two large reception rooms
- Open views to the rear
- 0.3 Miles to Wanstead High Street
- Two bathrooms and additional W.C
- Porch and generous entrance hall
- Further room to extend (STPP)
- Beautifully presented throughout
- Close to excellent schooling

*Petty Son & Prestwich are proud to present this substantial five-bedroom family home to market, complete with an attached garage and open views to the rear.*

Perfectly positioned for sought-after local schools including Nightingale Primary (0.7 miles) and Wanstead Church School (0.7 miles), the property also sits just 0.3 miles from Wanstead High Street, with its Central line stations, independent shops, bars and restaurants - ideal for both family life and an easy City commute.

The house has already been extended to the rear, side and loft, with further potential to extend to the rear (subject to planning), offering the opportunity to create an exceptional, bespoke living space. Entry is via a practical porch into a central hallway, with solid wooden herringbone flooring running through most of the ground floor. The proportions throughout are generous and immediately impressive.

To the front is a large formal reception room, bathed in natural light from a wide bay window. Behind this sits a second, larger reception with large glass extension, providing year-round garden views and direct access outside. A wood-burning stove adds warmth and character to this expansive space. A separate, modern kitchen completes the ground floor.

The first floor has been extended to the side and now offers four bedrooms; three comfortable doubles and a fourth currently used as a home office, along with a spacious family bathroom and an additional separate W.C. The loft has been converted into an impressive principal suite, featuring a double bedroom with Juliette balcony overlooking the tennis courts and open fields beyond, served by a bright en-suite with both bath and separate shower.

Externally, the property benefits from a driveway leading to the attached garage, which also provides direct access to the rear garden (ideal for day-to-day practicality). The garden itself is notably private, backing onto fields and tennis courts, and is laid out with a patio area, central lawn and established side borders.

EPC Rating: D65

Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room

11'10" x 13'9"

Reception Room

16'9" x 13'1"

Kitchen

13'1" x 8'10"

Conservatory

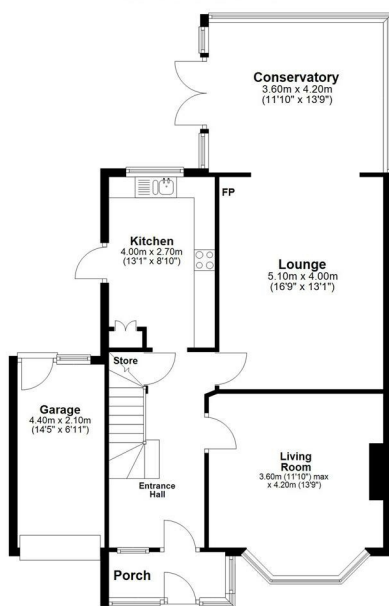
11'10" x 13'9"

Bedroom

12'6" x 13'1"

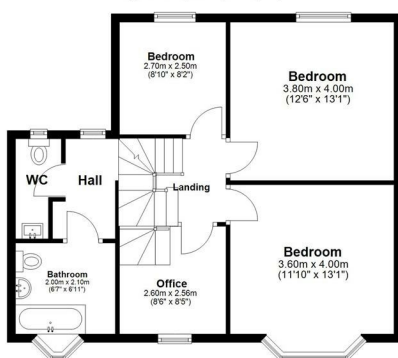
**Ground Floor**

Approx. 88.4 sq. metres (952.1 sq. feet)



**First Floor**

Approx. 60.8 sq. metres (654.7 sq. feet)



**Second Floor**

Approx. 30.6 sq. metres (329.3 sq. feet)



Total area: approx. 179.9 sq. metres (1936.0 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.

Floor Plan Drawn According To RICS Guidelines

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