PETTY SON & PRESTWICH
EST.1908

Belgrave Road, Wanstead

£1,100,000 Freehold

- Three bedroom Edwardian house
- Three reception rooms
- Large garden backs onto woodland
- Sought after location
- Downstairs toilet and cellar
- 0.8 miles to Leytonstone Underground Station

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**SOLD BY PETTY SON & PRESTWICH* Nestled within the highly sought-after Lakehouse Estate, a designated conservation area known for its charming Edwardian architecture, Petty Son and Prestwich are delighted to offer for sale this beautiful three-bedroom family home.*

SOLD BY PETTY SON & PRESTWICH This characterful house offers an enviable combination of period elegance and modern living; all set against the tranquil backdrop of Wanstead Flats and surrounding forest land.

Positioned on the tree-lined Belgrave Road, this double bay-fronted Edwardian property benefits from direct access to woodland from the rear garden, which is a rare and desirable feature for nature lovers and families alike. Local amenities are easily accessible, with Leytonstone Underground Station just 0.8 miles away and Wanstead Central Line Station within 1.1 miles. For families, the highly regarded Aldersbrook Primary School (Ofsted Outstanding) is a short 0.8-mile walk.

As you approach, the property immediately impresses with its period charm, with such features as the classic black-and-white mosaic tiled path and attractive front door framed by the original Edwardian canopy. Inside, the home continues to impress. The ground floor features a spacious through lounge, complete with a feature fireplace, ornate ceiling roses, and decorative cornicing.

There's also a separate breakfast room, a generous dining room, and a fitted kitchen, perfectly designed for entertaining and family life. A downstairs WC, and access to a cellar, completes the versatile ground floor layout.

Upstairs, you'll find three well-proportioned bedrooms, two of which are generous doubles with fitted wardrobes. The stylish family bathroom is fully tiled with elegant cream and beige marble-effect tiles and features both a freestanding roll-top bath and a separate walk-in shower, which is simply perfect for busy mornings and relaxing evenings.

There is potential to extend into the loft (subject to planning permission), offering the opportunity to create a spacious principal suite with an en-suite bathroom.

To the rear, the beautifully landscaped garden is a standout feature. A large, raised decked area is perfect for summer entertaining, overlooking a generous lawn bordered by mature planting and manicured shrubs. A further patio at the end of the garden provides a peaceful retreat, all set against a stunning backdrop of open woodland.

EPC Rating: C72
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
31'5" x 12'2"

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.

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