



GORDON ROAD, WANSTEAD

Offers In Excess Of £900,000 Freehold 3 Bed House



Features:

- Victorian Freehold Terraced House
- Three Double Bedrooms
- Upstairs Family Bathroom
- Period Features Throughout
- Short Walk to Wanstead High Street & Station
- Close to Christchurch Green
- Fantastic Curb Appeal
- Through-Lounge
- Large Eat-In Kitchen
- Potential for Development (STPP)

This Victorian freehold terraced home offers an appealing blend of character and potential, introduced by kerb appeal and classic period detailing. Inside, a generous through-lounge sits alongside a large eat-in kitchen, creating a layout suited to everyday living and entertaining. Three double bedrooms and an upstairs family bathroom provide comfortable accommodation, while original features add charm throughout. Its position places you within a short walk of Wanstead High Street and the station, as well as Christchurch Green. There is also scope for future development, subject to permissions.

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IF YOU LIVED HERE...

A neatly presented frontage of London stock brick and crisp white detailing frames the entrance, setting a welcoming tone on approach. The bay window and neighbouring terraces form an attractive, harmonious row, softened by planting that enhances the appeal.

Stepping inside, the hallway introduces the home with classic chequered tiles and a traditional balustrade, while light from the glazed door draws the eye through the corridor and under stairs storage keeps the area orderly. The two reception rooms follow in an easy, flowing arrangement. The front room is shaped by its bay window and ornate fireplace, while the rear reception brings added elegance with decorative corning, a ceiling rose and a second fireplace. Doors opening to the garden encourage a relaxed rhythm to daily life.

The kitchen diner stretches towards the rear, where a bay window and glazed door offer a lovely outlook. Its generous proportions create a natural setting for cooking and gathering, and the adjoining side return presents scope, subject to permissions, to reconfigure the area into a beautifully connected heart of the home.

A charming garden awaits outside, where lawn, mature planting and a seating spot provide an inviting backdrop for outdoor dining or unwinding.

Upstairs, the landing feels well linked, with loft access above offering future potential,

subject to consents. The three bedrooms provide comfortable and versatile accommodation, with the front room enjoying a bay window and period fireplace, the central room featuring a tall window and decorative fireplace, and the rear bedroom offering a tranquil outlook and gentle character. The bathroom completes the floor with tonal tiling, a window for natural brightness and a bath with overhead rain shower, forming a considered and comfortable finish.

Wanstead's village-like character defines this location, and its tree-lined High Street brings together a thoughtful mix of independent spots. Bobo & Wild is a favourite for brunch and coffee, while The Cuckfield offers a friendly pub atmosphere with a relaxed feel. Luppulo Pizza is well regarded for its wood-fired pizzas, and nearby boutiques contribute to the area's welcoming charm, with everything from lifestyle shops to local makers. Added to this, Leyton Flats on the edge of Epping Forest is within easy reach for walks, cycles or simply unwinding in nature. Families also benefit from excellent local schooling, with the Outstanding-rated Our Lady of Lourdes Primary School just a five-minute walk away.

WHAT ELSE?
Wanstead Station is an eight-minute walk, offering swift Central line connections into the City and West End. The area is also well served by local bus routes, linking easily to Leytonstone, South Woodford and Stratford.



A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 BRANCH MANAGER

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Reception
11'10" x 11'7"

Bedroom
9'8" x 11'8"

Reception
9'6" x 11'5"

Bathroom
7'1" x 8'10"

Kitchen/Diner
9'11" x 18'11"

Bedroom
10'1" x 9'11"

Bedroom
15'1" x 11'4"

Garden
23'3"



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