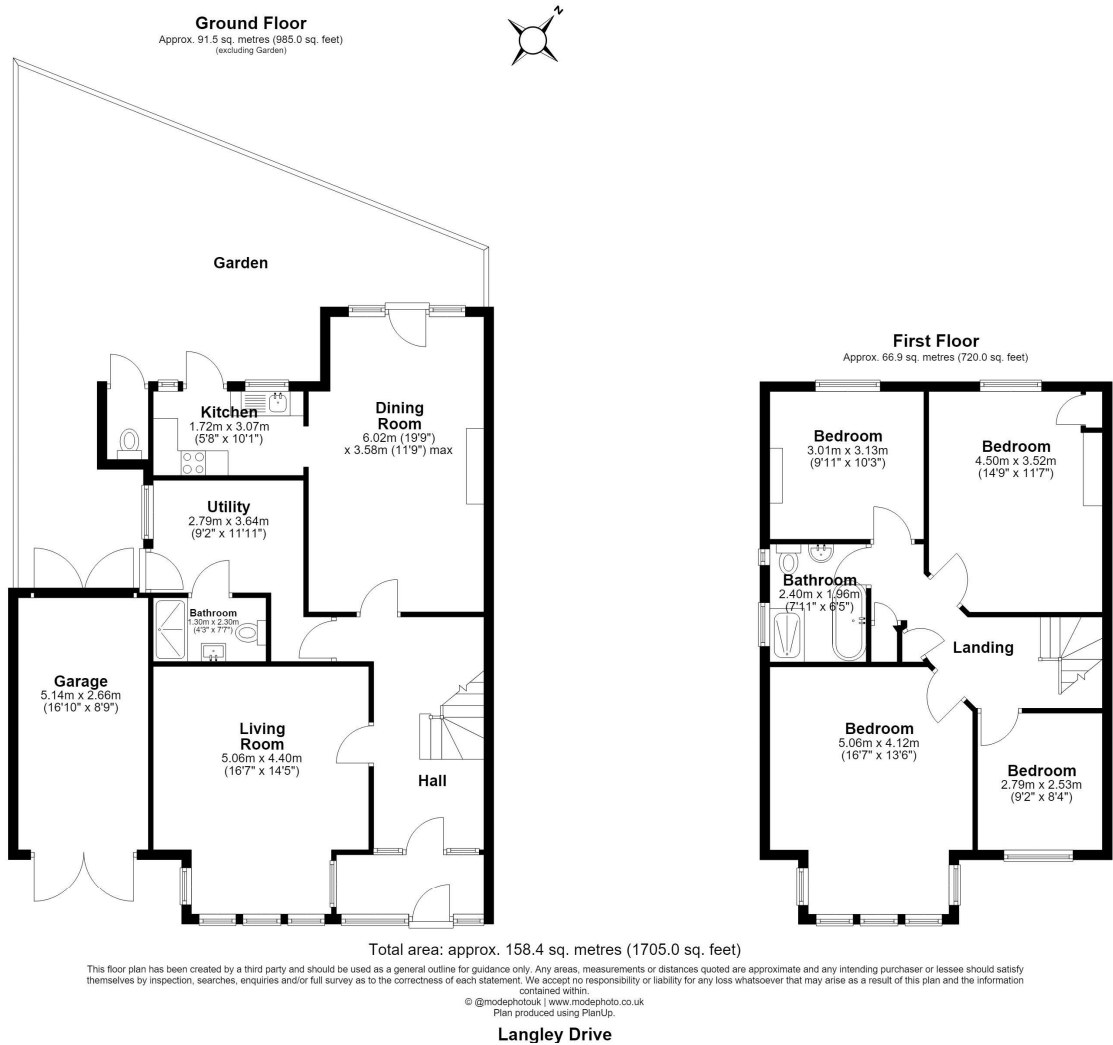




Langley Drive, Wanstead

Offers In Excess Of £1,400,000 Freehold

- Four bedrooms
  - Warren Estate
  - Separate utility room
  - Lots of extension of potential
- Semi-detached house
  - Downstairs shower room
  - Period features
  - 0.5 miles Wanstead Underground Station and High Street

# Langley Drive, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are proud to present this exceptional four-bedroom semi-detached residence on prestigious Langley Drive within Wanstead's sought-after Warren Estate.

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F

Council Tax Band: G



Blending timeless period charm with beautifully curated contemporary interiors, this outstanding family home offers an enviable lifestyle in one of the area's most desirable locations. Enjoying a peaceful position moments from Wanstead Park and neighbouring Wanstead Golf Club, the property benefits from acres of open green space while remaining within easy reach of Central London. Ideal for families and commuters, it is within walking distance of highly regarded schools and nurseries, with Wanstead High Street and the Central Line station just half a mile away.

The striking frontage immediately impresses, with a substantial side garage, elegant double box bay windows and a spacious driveway creating outstanding kerb appeal.

Inside, a welcoming entrance hall showcases generous proportions, high ceilings and original character, ornate picture rails and preserved period detailing throughout much of the ground floor. The principal reception room is filled with natural light from a stunning stained-glass box bay window and features a beamed ceiling, impressive fireplace and sophisticated contemporary décor.

To the rear, the formal dining room is perfectly suited to family life and entertaining, with bespoke cabinetry, a feature fireplace and patio doors opening onto the garden. The stylish kitchen is fitted with sleek deep navy handleless cabinetry and marble-effect worktops, creating a timeless contemporary finish. An adjoining utility room provides excellent laundry and storage space with direct garden access, while a ground floor shower room and WC add further practicality.

The first floor offers four beautifully presented bedrooms, including three generous doubles and a comfortable single. Contemporary schoolhouse radiators feature throughout, while three bedrooms retain original fireplaces and two benefit from fitted storage. The impressive principal bedroom enjoys exceptional proportions, a magnificent box bay window and two stained-glass feature windows. A luxurious family bathroom completes the accommodation, featuring a freestanding oval bath, generous walk-in shower, elegant black fittings and intricate mosaic tiled

flooring for a boutique hotel feel.

Outside, the substantial rear garden provides a peaceful, private retreat, backing onto the generous gardens of St Mary's Avenue. A spacious patio is ideal for outdoor dining, while the expansive lawn is framed by mature trees and established planting.

The property already offers extensive family accommodation and, like neighbouring homes, provides excellent potential to extend into the loft, side and rear, subject to the necessary planning permissions. The attached garage, accessible from both front and rear, offers excellent storage and exciting conversion potential (STPP).

EPC Rating: F31  
Council Tax Band: G  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

**Reception Room**  
16'7" x 14'5"

**Dining Room**  
19'9" x 11'9"

**Kitchen**  
5'8" x 10'1"

**Bedroom**  
9'2" x 8'4"

**Bedroom**  
9'11" x 10'3"

**Bedroom**  
14'9" x 11'7"

**Bedroom**  
16'7" x 13'6"