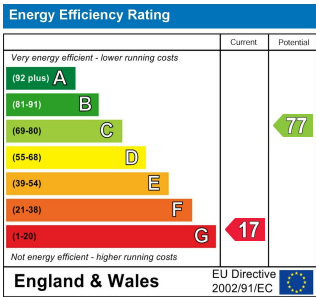




Total Area Excluding Eaves Storage): 159.0 m² ... 1712 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



BUCKINGHAM ROAD, WANSTEAD

Offers In Excess Of £1,100,000 Freehold

4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi Detached
- Located On The Sought After Counties Estate
- Spacious Bay Fronted Reception
- Extended Kitchen Diner And Conservatory
- Ground Floor WC
- Converted Loft
- First Floor family Bathroom Plus En-Suite To Loft Bedroom
- Generous Garden And Views Of Nutter Lane Recreational Ground
- Short Walk To Wanstead High Street And Central Line Station

Set on the sought-after Counties Estate in Wanstead, this bright and spacious four-bedroom semi-detached home offers an impressive amount of space with an extended kitchen-diner and adjoining conservatory, a ground-floor WC, a large family bathroom and a converted loft master with ensuite. Beautifully presented throughout, it also retains some lovely period features, while the generous rear garden enjoys lovely views towards Nutter Lane Recreational Ground.

The location is equally impressive. Perfectly positioned between the vast open spaces of Epping Forest and Roding Valley, the home is also just moments from Wanstead's charming shops, eateries and restaurants, with excellent transport links close by. Add in a choice of highly regarded schools nearby, and you have an ideal home for families.

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IF YOU LIVED HERE...

You'll appreciate the care and attention that has gone into maintaining this home in a timeless style that will continue to appeal for years to come.

The large front reception room is bright and cosy, featuring thoughtful decor, a bespoke window seat and beautiful period details, including a striking ceiling rose and fireplace surround.

At the rear, the kitchen is a masterclass in understated design, with smart units and worktops creating a clean, contemporary feel. The ground-floor WC provides added convenience, while the adjoining conservatory, with its lantern glass ceiling, would work perfectly as a dining area.

Outside, the beautiful rear garden features a lush lawn framed by mature leafy planting, creating a wonderfully peaceful retreat with lovely views towards Nutter Lane Recreational Ground.

Back inside, the first floor hosts three immaculately presented bedrooms, one of which benefits from built-in storage, alongside a superb family bathroom finished with both a bathtub and separate shower.

Finally, head up to the loft, where you'll find your spacious master bedroom,

complete with a stylish ensuite shower room and plenty of useful eaves storage.

Step outside and head towards Wanstead's village-style high street, where you'll find farmers' markets, cosy pubs, independent eateries and expansive green spaces that feel a world away from the city. Despite its peaceful setting, both Wanstead and Snaresbrook stations are within easy walking distance, offering swift access to the City and West End via the Central line.

For local favourites, La Bakerie is ideal for work-from-home days, while Provender Restaurant and Otto's are excellent choices for dining out. If you're after a takeaway, Tiffin Tin and Luppulo Pizza are popular local picks, while The Cuckfield, a charming converted 19th-century coaching inn, is perfect for a relaxed evening drink.

WHAT ELSE?

- The mix of independents and chains on the vibrant High Street means you'll never be stuck for any last minute essentials.
- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area - this is one of the main reason why the area is so popular. Wanstead High School is close by
- You're also within easy reach of South Woodford, offering further amenities including Marks & Spencer, Waitrose, and an Odeon Cinema. Leyton and Walthamstow are also close by, adding even more choice.



A WORD FROM THE OWNER...

"We've loved our time here, it's been a great family home for us. We're perfectly located for Nightingale Primary, where our boys have been really happy. It's a 10 min walk to Wanstead station, making commuting easy, and only 2 mins from Nutter field for tennis, football and the rugby club is around the corner too. There's lots of families close by, and it's only a short walk up to the high street, allowing you to make the most of Wanstead's lovely sense of community."

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Reception
14'9" x 15'8"

Downstairs WC

Kitchen/Lounge/Diner
21'5" x 18'8"

Conservatory
11'5" x 12'8"

Bathroom
8'11" x 7'8"

Bedroom
12'0" x 11'1"

Bedroom
12'11" x 15'8"

Bedroom
8'0" x 7'6"

Bedroom
19'11" x 15'11"

Eaves Storage

Ensuite

Eaves Storage

Garden
86'11" x 25'9"



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