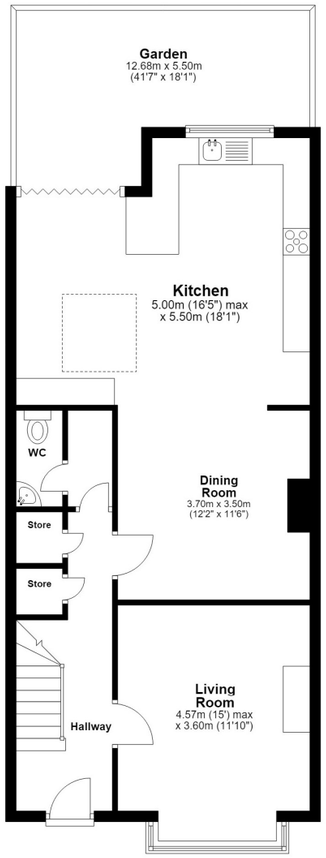
## Ground Floor

Approx. 68.1 sq. metres (733.4 sq. feet)

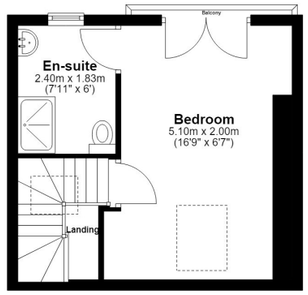
(excluding Garden)




## Second Floor

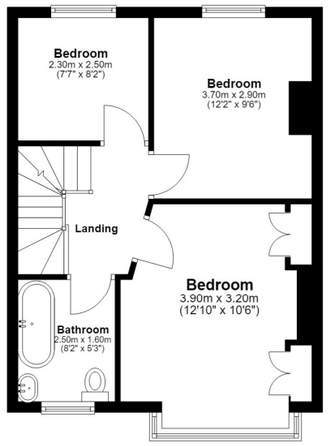
Approx. 24.1 sq. metres (259.4 sq. feet)

(excluding Balcony)




## First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)




Total area: approx. 133.1 sq. metres (1432.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

**Dangan Road**

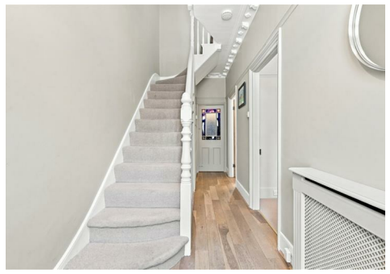
11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

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PETTY SON & PRESTWICH

EST.1908









# Dangan Road, Wanstead

## Offers In Excess Of £1,200,000 Freehold

- Four bedroom period home
- Fully extended to the rear and loft
- Ground floor W.C with boot cupboard
- Juliette balcony and En-suite shower room to principal bedroom
- Landscaped to front and rear
- Moments from Christchurch Green in central Wanstead
- Formal sitting room and kitchen/family room to rear
- Beautiful family bathroom
- Rear access from the garden
- 0.4 Miles from Snaresbrook and Wanstead Central Line Stations

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# Dangan Road, Wanstead

*SOLD BY PETTY SON & PRESTWICH* Petty Son & Prestwich offer to market this stunning, extended four-bedroom period home, positioned just behind Christchurch Green (0.1 mile) in central Wanstead.

4 | 2 | 2 | D | Council Tax Band: E







*SOLD BY PETTY SON & PRESTWICH* On a picturesque, tree-lined street, this handsome four-bedroom Victorian terrace is ideally placed for family life and all of Wanstead's amenities. The property is within easy reach of a superb selection of nurseries and primary schools, as well as Wanstead High School. Wanstead High Street is just a leafy 0.3-mile stroll away, taking you past Christ Church and its much-loved green. Complete with a fantastic children's play park, the green provides a wonderful space for families to meet and enjoy throughout the year, whilst also forming a charming backdrop to Wanstead's popular High Street, home to an excellent selection of independent cafés, bars, restaurants and shops. Both Wanstead and Snaresbrook Underground stations are conveniently equidistant at approximately 0.4 miles from the front door.

Extended into the loft and across the rear, the house has been thoughtfully designed for modern family living, whilst retaining the period charm synonymous with a Victorian home. The property has also been recently decorated throughout, with the colour palette carefully curated in consultation with a Farrow & Ball colour consultant.

The ground floor opens into a handsome formal sitting room, rich in period detail and flooded with natural light through the double-glazed sash windows, which feature throughout much of the house. A charming bay window and central fireplace create a warm focal point, whilst the entrance hall provides a convenient ground floor WC and excellent storage, including two understairs cupboards and an adjoining boot room, ideal for bags, shoes and scooters.

The heart of the home is the impressive kitchen and family living space. Beautifully appointed with a Shaker-style kitchen and weatherboard detailing, the room is flooded with natural light from a substantial roof lantern, bi-fold doors and rear window overlooking the landscaped garden. Designed for family life and entertaining, the kitchen provides a generous breakfast bar, space for a large range cooker, fridge/freezer and washing machine, alongside integrated appliances and an attractive fitted dresser.

The first floor provides three well-proportioned bedrooms, all benefiting from sash windows. The largest features bespoke floor-to-ceiling fitted storage, whilst an elegant family bathroom completes the floor, with a classic claw-foot bath, period-inspired detailing and beautiful cream tiling.

The second floor is dedicated to the principal suite, enjoying rooftop views from its Juliet balcony, together with a stylish shower room featuring period detailing and useful eaves storage.

Externally, both gardens have been thoughtfully landscaped. The rear provides a private and attractive outdoor space, with the rare added benefit on this road of rear access - particularly useful for garden waste and bike storage.

EPC Rating: D61
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

### Reception Room
14'12" x 11'10"

### Dining Room
12'2" x 11'6"

### Kitchen
16'5" x 18'1"

### Bedroom
12'10" x 10'6"

### Bedroom
12'2" x 9'6"

### Bedroom
7'7" x 8'2"

### Bedroom
16'9" x 6'7"