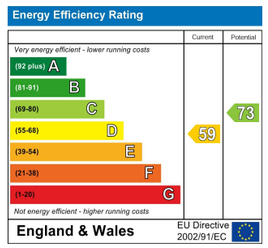


Total Area (Excluding Cellar): 150.8 m² ... 1624 ft²

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.





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BUCKINGHAM ROAD, WANSTEAD

Offers In Excess Of £1,300,000 Freehold

4 Bed House - Semi-Detached

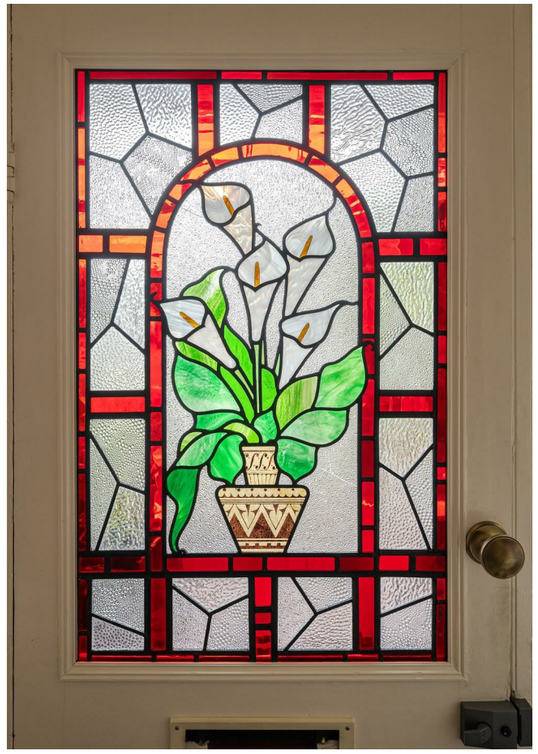
Features:

- Four Bedroom House
- Semi Detached
- Packed With Original Features
- Double Bay Fronted
- Three Reception Rooms
- Ground Floor WC Plus Utility
- Cellar
- Located On The Sought After Counties Estate
- Short Walk To Wanstead High Street And Station

Set in sought-after Wanstead, this bright and spacious four-bedroom semi-detached home offers multiple living areas, a generous kitchen with separate utility room, a cellar, a ground-floor WC, a large family bathroom, and a lovely rear garden. Beautifully presented throughout, it also retains a wealth of charming period features.

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, restaurants, and excellent transport links. With highly regarded schools nearby, this is 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 elegant, featuring thoughtful decor, bespoke carpentry, and beautiful period details, including a striking ceiling rose and fireplace surround. The second reception room is equally impressive, with tasteful wallpaper and sublime double doors leading into the conservatory.

Next door, the kitchen is a masterclass in understated design, with smart units and worktops creating a clean, contemporary feel. A separate utility area and ground-floor WC provide added convenience, while the cellar offers excellent storage. The adjoining reception room would work perfectly as a dining room, playroom, or cosy den.

Outside, the beautiful rear garden features a lush lawn framed by mature leafy planting, creating a wonderfully peaceful retreat.

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

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 The Cardamom Room are excellent choices for dining out. If you're after a takeaway, Tiffin Tin and Luppolo 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 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 ASSISTANT BRANCH MANAGER

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Porch

Reception Room
14'6" x 17'7"

Downstairs WC

Reception
10'3" x 14'8"

Conservatory
9'0" x 7'6"

Reception
10'4" x 11'4"

Utility
4'2" x 7'1"

Kitchen
11'2" x 14'11"

Bedroom
13'2" x 14'10"

Bedroom
7'4" x 10'3"

Bathroom
6'10" x 7'4"

Bedroom
10'3" x 11'4"

Bedroom
10'3" x 11'4"

Cellar
5'2" x 14'9"

Garden
approx 62'11" x 24'11"

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