



Spratt Hall Road, Wanstead

Asking Price £1,500,000 Freehold

- Four-bedroom house
- Large driveway
- Views over Christchurch green
- 0.4 miles to Wanstead Underground Station
- Side access
- Prestigious Wanstead location
- Three bathrooms
- Chain Free

Petty Son & Prestwich are delighted to present this exceptional, contemporary four-bedroom residence, enviably positioned on the highly desirable Spratt Hall Road in the very heart of Wanstead.

Overlooking the beautiful Christchurch Green, this outstanding home enjoys one of the area's most sought-after and picturesque settings, combining a rare sense of tranquillity with unrivalled central convenience.

Set within a quiet, one-way residential turning, the property benefits from an unusually peaceful and refined atmosphere, further enhanced by resident permit parking and a generous private driveway. Even with off-street parking in place, the home retains an attractive front garden, affording both privacy and uninterrupted views across the green.

Constructed circa 2016, the property offers all the advantages of modern living, including underfloor heating across all three floors, sound insulation, and energy-efficient solar panels. Importantly, it also echoes the charm of its surroundings, with impressive ceiling heights and elegant bay windows that reflect the character of neighbouring period homes.

Occupying a slightly wider-than-average plot, the house also benefits from convenient side access. Upon entering, a spacious and light-filled hallway creates an immediate sense of space and sophistication, complemented by crisp white interiors and premium engineered wood flooring that flows seamlessly throughout.

The ground floor features a stunning front reception room with a striking bay window, leading through to a substantial kitchen/dining space spanning the full width of the property. The bespoke Nolte kitchen is beautifully appointed with high-gloss, handleless cabinetry, sleek black granite worktops, and contrasting black marble floor tiles. A stylishly finished shower room completes the ground floor accommodation.

The first floor continues the home's immaculate presentation, offering three generously proportioned bedrooms alongside a luxurious, fully tiled family bathroom. The principal suite occupies the entire second floor, providing an impressive retreat, filled with natural light from large Velux windows. This bedroom also benefits from excellent storage and a beautifully designed en-suite shower room, finished in elegant grey tiling.

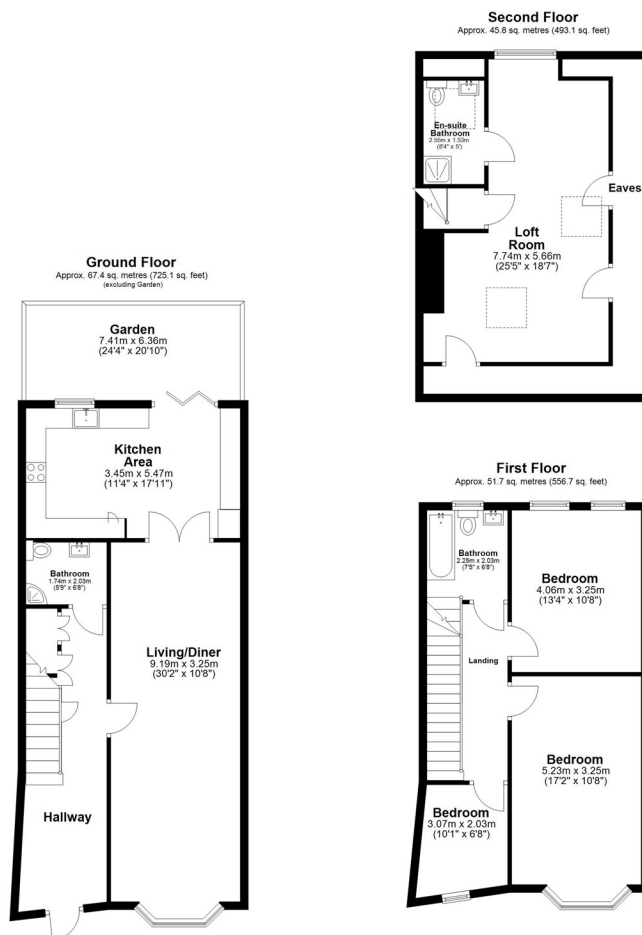
Externally, the property is perfectly complemented by a south-west facing garden (predominantly south-facing), ensuring abundant sunlight throughout the day. Designed for ease of maintenance, the rear garden offers a versatile blend of lawn and patio, which is ideal as a stylish outdoor entertaining area or a 'blank canvas' for further landscaping.

Location is a key highlight. Just a short stroll from Wanstead's vibrant High Street, the property enjoys immediate access to an array of independent boutiques, cafés, restaurants, and bars. Both Wanstead and Snaresbrook Underground stations are within approximately 0.4 miles, providing fast and convenient links into Central London. The area is also renowned for its excellent selection of highly regarded nurseries, primary, and independent schools, making this an ideal choice for families and professionals alike.

EPC Rating: C80

Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.



Total area: approx. 164.9 sq. metres (1774.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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