
CHURCHILL
estates





Wellesley Road, Wanstead

Offers In Excess Of £950,000

Bedrooms: 2 | **Receptions:** 2 | **Bathrooms:** 2

Tenure: Freehold

Floor Area: 1089.60 sq ft

Local Authority: Redbridge

Council Tax Band: E

- Beautifully Presented Brick-Fronted Period Home
- Prime Wanstead Village Location
- Two Spacious Reception Rooms With Period Fireplaces
- Impressive Extended Kitchen/Diner With Crittall-Style Doors
- Separate Pantry/Utility Area
- Ground Floor Shower Room
- Two Generous Double Bedrooms
- Landscaped And Private Rear Garden With Gated Access
- Approximately 0.2 Miles From Snaresbrook Underground Station
- Excellent Local Schools Within Easy Reach




BLESS THIS
HOUSE
WITH
LOVE AND
POISON
HEART


KITCHEN



Churchill Estates are pleased to present this beautifully maintained period home, situated along one of Wanstead Village's most desirable residential roads, just a short walk from the High Street and Central Line stations.

Behind its attractive brick frontage lies a home full of charm, character and beautifully considered living spaces. The property has been tastefully improved over the years, blending traditional Victorian features with modern finishes to create a comfortable and practical home ideally suited to family life.

Upon entering, you are welcomed by a spacious hallway leading to two versatile reception rooms. The main reception enjoys an attractive bay window, traditional fireplace and plenty of natural light, creating a lovely space to relax. The second reception offers further flexibility, whether used as a family room, formal dining room or home office, and benefits from its own shower room complete with a skylight.

One of the property's standout features is the impressive kitchen and dining space to the rear. Extended and carefully designed by the current owners, this generous room provides an ideal setting for everyday family life and entertaining. The kitchen features ample fitted cabinetry, integrated appliances and extensive preparation surfaces, while the addition of a skylight helps create a bright and airy atmosphere. Black Crittall-style doors provide a striking feature and connect the room beautifully with the garden. A separate pantry and utility area, also benefiting from natural light through a skylight, adds valuable storage and convenience.

Outside, the garden has been attractively landscaped to provide an inviting outdoor retreat with minimal upkeep required. An especially appealing feature is the privacy it enjoys, with no neighbouring property directly facing the garden from behind, something that is increasingly difficult to find in such a central Wanstead location. Rear gated access leads onto a small alleyway, offering a practical alternative entrance for garden maintenance, deliveries or any future improvements.

The first floor continues to impress with two particularly well proportioned double bedrooms. Spanning the entire width of the front of the house, the main bedroom is a wonderful space, with three windows allowing natural light to pour in alongside excellent fitted storage. The second bedroom comfortably accommodates a double bed and additional furniture, making it equally suitable for children, guests or those requiring a dedicated workspace.

Completing the first floor is a remarkably spacious family bathroom, conveniently located towards the rear of the house at the top of the staircase.

For purchasers looking to add further accommodation in the future, the loft presents an exciting opportunity for conversion, subject to obtaining the relevant planning permissions and consents.

The surrounding area is another major attraction, particularly for families. Several highly regarded schools are within easy reach, including Wanstead Church School at approximately 0.2 miles, Snaresbrook Primary School at 0.4 miles and Our Lady of Lourdes RC Primary School at 0.5 miles. Wanstead High School is also conveniently positioned around 0.6 miles from the property.

Wanstead High Street is only moments away, offering an excellent mix of independent boutiques, coffee shops, restaurants and everyday conveniences, all contributing to the area's popular village atmosphere. Commuters are equally well catered for, with Snaresbrook Underground Station approximately 0.2 miles away and Wanstead Underground Station around 0.4 miles away, both providing access to the Central Line.

Properties offering this combination of period charm, generous accommodation, a secluded garden and such a central village setting are always in demand. An internal viewing is highly recommended to appreciate the quality, space and lifestyle this delightful home provides.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.








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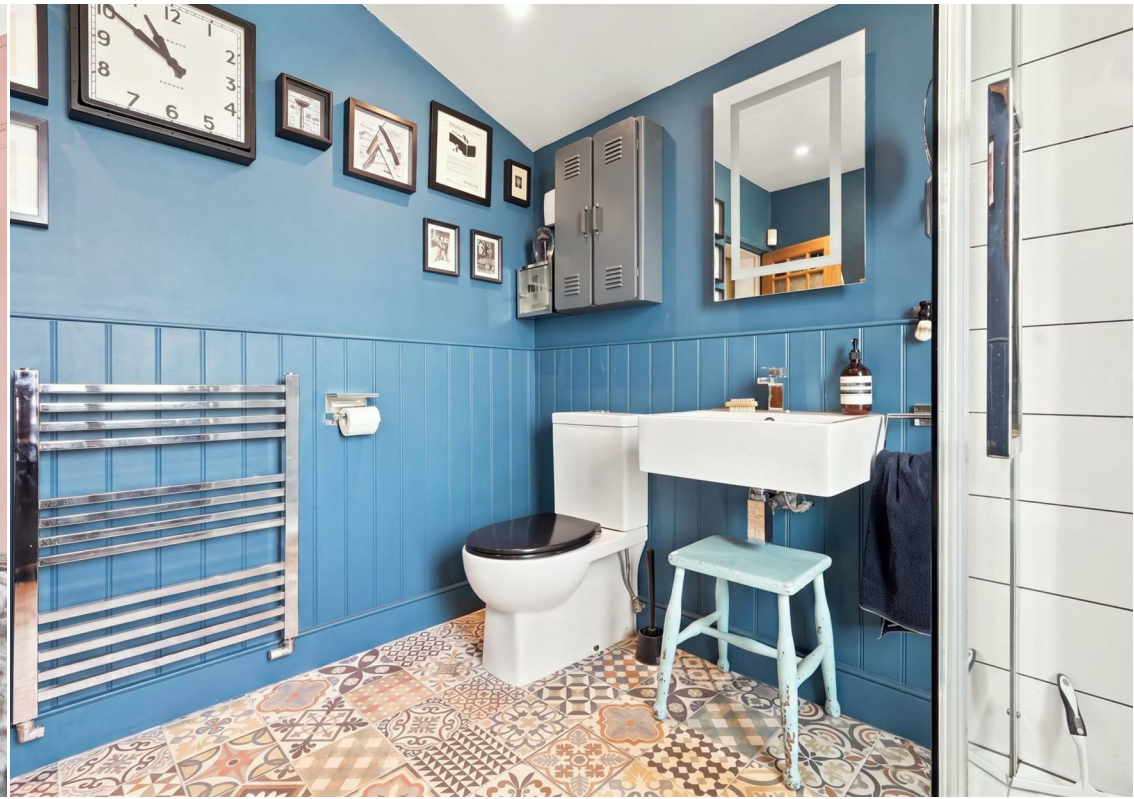





GRAHAMS
1977
VINTAGE
PORT









Total area: approx. 102.2 sq. metres (1099.6 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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Wellesley Road



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Email **wanstead@wearechurchills.co.uk**

To view call **020 8989 0011**

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