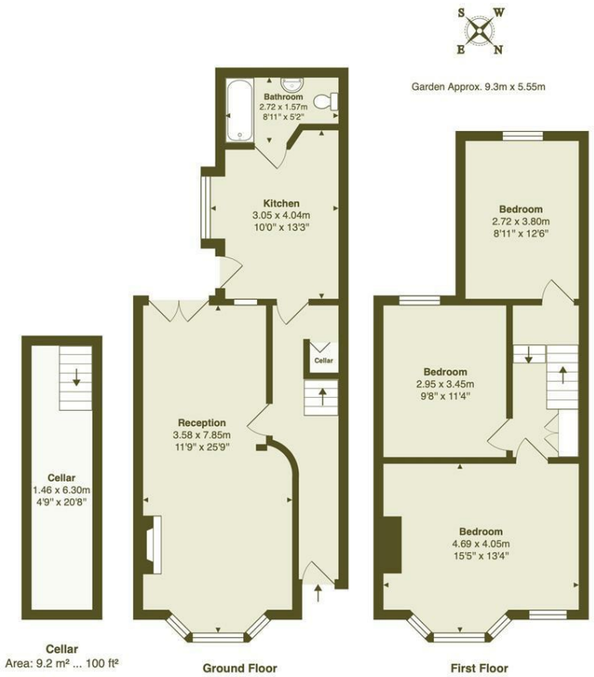


Total Area (Excluding Cellar): 95.7 m² ... 1030 ft²

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.

Reception
11'8" x 25'9"

Kitchen
10'0" x 13'3"

Bathroom
8'11" x 5'1"

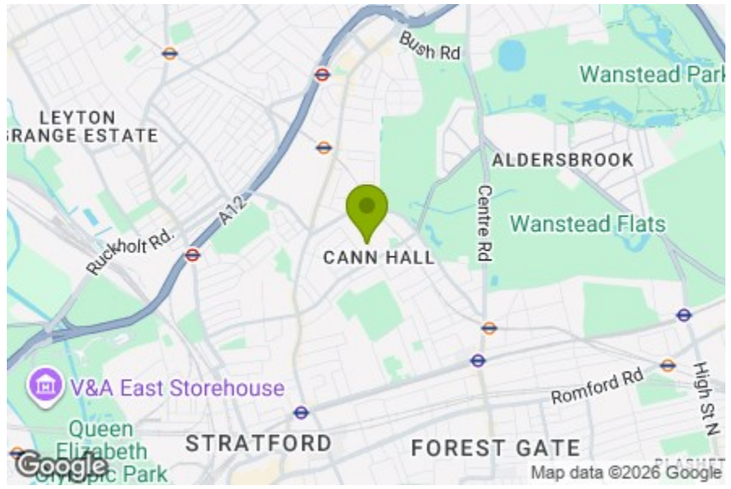
Cellar
4'9" x 20'8"

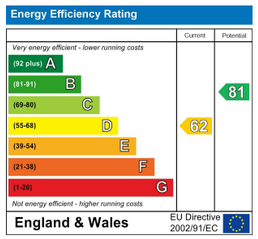
Bedroom
15'4" x 13'3"

Bedroom
9'8" x 11'3"

Bedroom
8'11" x 12'5"

Garden
30'6" x 18'2"





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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WOODHOUSE ROAD, WANSTEAD

Offers In Excess Of £650,000 Freehold

3 Bed House - End Terrace

Features:

- Victorian Freehold House
- End of Terrace
- Three Double Bedrooms
- Driveway for Two Cars
- Side Access
- Potential for Development (STP)
- Large Proportions
- Cellar
- Close to Wanstead Flats
- Great Selection Of Schools Nearby

A characterful three bedroom Victorian end-of-terrace in Leytonstone, with generous proportions, a driveway for two cars and plenty of scope to make your own mark. Wanstead Flats is close by, while the independent food, drink and everyday amenities of Leytonstone and neighbouring Forest Gate give you plenty to explore locally.

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IF YOU LIVED HERE...

Step inside and the sense of space is immediately apparent. The reception stretches from the bay window at the front right through towards the rear, with warm timber floorboards, decorative cornicing and a handsome fireplace bringing plenty of Victorian character. There's ample room to create distinct sitting and dining areas, while double doors at the back lead directly outside. From the hallway, stairs descend to a substantial cellar, giving you a useful amount of additional space.

Beyond the reception, the separate kitchen is fitted with timber cabinetry and tiled flooring, with a door providing another route out to the garden. The bathroom sits beyond the kitchen on the ground floor and has a bath with shower above. Outside, there's a good-sized rear garden, along with the added practicality of side access. The house also offers potential for further development, subject to the usual planning permissions.

Upstairs, all three bedrooms are doubles. The principal bedroom spans the front of the house, where a broad bay window, stripped floorboards and decorative cornicing continue the period character. Two further bedrooms sit towards the middle and rear, giving the first floor a particularly useful layout for family life, guests or working from home. Together with the off-street parking and cellar, there's a great deal of flexibility here.

WHAT ELSE?

· Wanstead Flats is close by, offering a vast sweep of open green space for walks, running and weekends outdoors, while Cann Hall Park provides another nearby option.
· There's plenty happening locally too, with Wild Goose Bakery, Pretty Decent Beer Co., Joyau and The Rookwood Village among the independent favourites around Winchelsea Road.
· Transport options include Leytonstone High Road Overground, Leytonstone Underground for the Central line and Forest Gate for the Elizabeth line, while the surrounding area offers a broad choice of schools.

A WORD FROM THE 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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