



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
12'9" x 14'4"

Kitchen/Diner
12'9" x 8'9"

Bathroom
6'2" x 6'3"

Bedroom
6'3" x 10'11"

Bedroom
12'9" x 10'6"

Garden
approx 34'5" x 13'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		75	
(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	



VICTORY ROAD, WANSTEAD

Offers In Excess Of £560,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Private Garden
- Allocated Parking Space
- Well Maintained Throughout
- Eat In Kitchen
- Built In Storage To Principal Bedroom
- Desirable Location Within A Quiet Development
- Short Walk To Snaresbrook Station And Wanstead High Street
- Close To Local Amenities
- Chain Free

A rare opportunity to acquire a freehold two bedroom house in one of Wanstead's most sought-after pockets. Set within a quiet residential development just a short walk from Snaresbrook Station, Wanstead High Street and the wide open spaces of Epping Forest, this chain free home comes with a private garden and allocated parking space. Properties of this type in such a desirable location seldom become available, making this an exciting prospect for first-time buyers, downsizers or anyone looking for a long-term home with scope to adapt over time, subject to the usual consents.

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IF YOU LIVED HERE...

Step inside and your 170 square foot reception room sits straight ahead, a bright and welcoming space with warm wood flooring, neutral décor and plenty of room to relax and entertain. A useful nook by the window in the lounge lends itself perfectly to home working, allowing you to enjoy a dedicated workspace. Storage has been thoughtfully considered too, with a handy coat cupboard immediately inside the front door. To the rear, the eat-in kitchen is well maintained and functional, with generous cabinetry, room for dining and direct access out to the garden. It is ready to move into from day one, while still offering scope for future personalisation should you wish to make it your own.

Upstairs, the principal bedroom is a particularly generous double, complete with built-in storage. The second bedroom is a genuine bedroom rather than a box room, offering flexibility for guests, family life or additional working space. A neatly presented family bathroom sits between the two rooms, while a large landing cupboard provides further valuable storage. There's also a loft

with easy access via a fitted loft ladder, adding yet more practical space and future potential. Soft, neutral finishes throughout create a calm and cohesive feel. Outside, the private rear garden offers a lovely extension of the living space, with patio and lawn areas framed by established greenery. Several neighbouring homes have been extended over the years, and this property offers similar future potential, subject to the necessary permissions.

WHAT ELSE?

Snaresbrook Station is around an eight minute walk away, providing swift Central line connections into the City and West End, while Wanstead Station is also within easy reach. Wanstead High Street is packed with independent cafés, restaurants and everyday essentials. Epping Forest, Eagle Pond and Christchurch Green are all close by, offering acres of green space, woodland walks and a welcome sense of escape while remaining well connected to central London.



A WORD FROM OWNER...

"An 8 minute stroll to Snaresbrook underground station and 15 minutes from Wanstead each on different branches of the Central line and either end of Wanstead High Street with its buzzy restaurants, bars and artisan shops. It is a short journey to London Stratford and on to Central London or Canary Wharf either for work or for pleasure. Victory Road is like a little oasis and the property is tucked at the bottom of the cul de sac providing a calm haven to breathe and unwind. "

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