



Total area: approx. 94.4 sq. metres (1015.7 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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**Longcourt Mews**



## Longcourt Mews, Wanstead

### Asking Price £585,000 Freehold

- Terraced house
- Two double bedrooms
- Huge 8.5 meter lounge/diner to the rear
- Additional outbuilding
- Driveway for one vehicle
- Quiet cul-de-sac location
- First floor bathroom & Ground floor W.C
- Separate kitchen
- Planning permission previously granted to further extend into the loft
- 0.5 Miles to Nightingale Primary School

# Longcourt Mews, Wanstead

Petty Son & Prestwich are pleased to offer for sale this beautifully extended two-double-bedroom terraced house, complete with a substantial outbuilding to the rear.



Council Tax Band: D

Situated in a peaceful cul-de-sac just 200 feet from Roding Valley Park, this attractive family home enjoys a tranquil setting while remaining exceptionally well connected. Nightingale Primary School is within 0.5 miles, while both Wanstead, Snaresbrook and South Woodford Central Line stations are conveniently located within approximately 0.9 miles, providing excellent transport links into Central London.

The property has been significantly enhanced by a substantial five-metre rear extension, creating an impressive open-plan living and dining space extending approximately 8.5 metres in depth. A large sky lantern and sliding doors flood the room with natural light, creating a bright and inviting environment ideal for both everyday living and entertaining.

To the front of the property is a separate fitted kitchen, complemented by a convenient ground-floor W.C. and a generous understairs storage cupboard accessed from the entrance hall. The living room, as well as the rear extension, benefits from underfloor heating.

The first floor offers two well-proportioned double bedrooms, both benefiting from fitted wardrobes. A Jack-and-Jill family bathroom serves both the principal bedroom and landing, providing practicality and convenience.

The loft offers useful additional storage, and planning permission has previously been granted for a loft conversion incorporating a rear dormer, providing an excellent opportunity to create additional living accommodation.

The current owners have also thoughtfully extended the gas and water services from the existing kitchen to the rear of the property, allowing for the straightforward creation of a larger open-plan kitchen/family space should a future purchaser wish to reconfigure the layout.

Externally, the property features a low-maintenance rear garden, while the front provides off-street parking for one vehicle. Further enhancing the accommodation is a substantial outbuilding positioned at the rear of the garden,

offering highly versatile space ideally suited for use as a home office, gym, studio, or teenage retreat.

EPC Rating: C79

Council Tax Band: D

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

**Reception Room**

11'12" x 12'2"

**Dining Room**

16'1" x 12'2"

**Kitchen**

10' x 5'9"

**Bedroom**

11'4" x 12'2"

**Bedroom**

8' x 12'2"

