Total area: approx. 90.2 sq. metres (970.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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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Plan produced using PlanUp.

New Wanstead

New Wanstead, Wanstead

Offers In Excess Of £685,000 Freehold

- Two double bedrooms
- Central Wanstead location
- Downstairs W/C
- Off street parking
- Terraced house
- Two bathrooms
- Conservatory
- 0.4 miles to Snaresbrook Underground Station

11 Woodbine Place, Wanstead, London, E11 2RH
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www.pettyson.co.uk

New Wanstead, Wanstead

Petty Son and Prestwich are delighted to present this beautifully appointed two-bedroom residence, enviably positioned just 459 feet from the picturesque Christchurch Green in the heart of Wanstead.

2 2 2 C Council Tax Band: E

Combining elegant interiors with practical family living, this exceptional home offers two generous double bedrooms, two bathrooms, a guest cloakroom, private off-street parking, and a charming east-facing rear garden.

Perfectly situated within walking distance of Wanstead High Street (0.3 miles) and Snaresbrook Station (0.4 miles), the property enjoys immediate access to the area's vibrant selection of independent boutiques, cafés, restaurants, and excellent transport connections. Christchurch Green, with its scenic open spaces, children's playground and popular tea hut, is moments away, while a number of highly regarded schools and nurseries, including Our Lady of Lourdes, Wanstead Church School and The Grove Montessori, are all within easy reach.

Internally, the home has been thoughtfully maintained and enhanced to provide a stylish living environment. Elegant wooden flooring flows throughout the principal living areas, creating a seamless sense of warmth and sophistication. The well-designed kitchen features rich walnut shaker-style cabinetry, offering an abundance of storage and timeless appeal. Recent improvements, including upgraded taps and fittings and freshly redecorated interiors, ensure the property is ready for immediate occupation.

To the rear, a bright and versatile conservatory enjoys views over the garden and is currently utilised as a home office, although it would equally lend itself to a reading room, study, or additional reception space. A convenient ground-floor cloakroom complements the accommodation, while upstairs, two contemporary bathrooms, each fitted with a shower and WC, provide excellent convenience for modern lifestyles.

Outside, the mature east-facing rear garden offers a peaceful and private retreat, beautifully screened by established planting and enhanced by a practical garden shed for additional storage. To the front, a private driveway provides valuable off-street parking.

Further enhancing the property's appeal is a boarded loft space, presenting exciting potential for conversion, subject to the necessary planning consents and fitted wardrobes in both bedrooms. A superb opportunity to acquire an elegant and exceptionally well-located home in one of Wanstead's most desirable settings.

EPC Rating: C75
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
18'1" x 12'10"

Kitchen
11'10" x 6'7"

Conservatory
12'10" x 9'2"

Bedroom
13'1" x 12'10"

Bedroom
12'10" x 10'10"