

WRAGBY ROAD, LONDON

Offers In Excess Of £775,000 Freehold 3 Bed House



Features:

- Victorian Terrace House
- Three Double Bedrooms
- Recently Refurbished
- Extended Kitchen Diner
- Potential to extend STP
- Close to Wanstead Flats
- Two Bathrooms
- South Facing Garden
- Freehold

This impeccably finished three-double-bedroom Victorian home occupies an enviable position between the ever-popular Wanstead Flats and the vibrant hubs of Leyton, Leytonstone and Forest Gate. With multiple transport links within a mile, including the Elizabeth Line, the home offers seamless access across our capital.

Inside, the home balances period elegance with modern flair, featuring a generous double reception room, an artfully extended kitchen/diner, a secluded south-facing garden and a first floor bathroom. There is also exciting potential to extend further (STTP), which would allow the home to grow with you as you settle into this fantastically family-friendly area.

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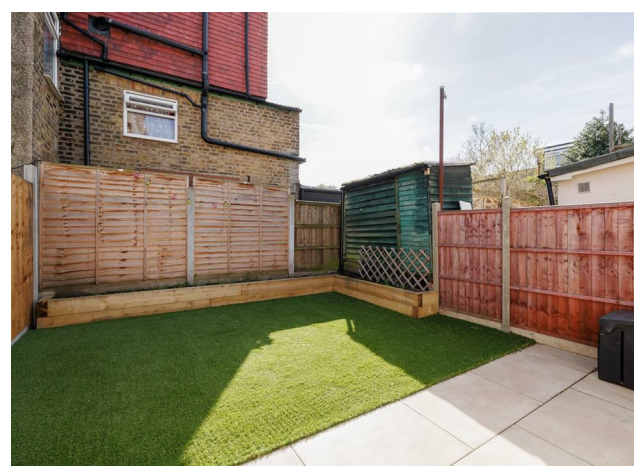
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IF YOU LIVED HERE...

Beyond the classic Victorian frontage lies a home that honours its heritage while delivering high-end contemporary living. The dual-aspect double reception is flooded with natural light, showcasing smart timber flooring, bespoke shutters, custom carpentry and clever flourishes such as the space saving vertical column radiators.

The immaculate finish continues into the bright kitchen/diner, a true heart of the home. It's been beautifully planned with inky blue units, high-quality appliances, and a classic butler basin. A ground-floor WC adds essential everyday convenience.

To the rear, the garden is nicely secluded, with a low maintenance lawn - the perfect place to both relax and entertain.

Upstairs, the three double bedrooms are flawlessly finished. The family bathroom is equally impressive with a freestanding tub, a walk-in shower, and a stylish countertop basin.

You are perfectly placed to enjoy the best of East London. Just minutes away, the Winchelsea Road arches host local favourites like Pretty Decent Beer Co,

Joyau, and Wild Goose Bakery. Head towards Leytonstone and you'll uncover even more gems like Homies on Donkeys, Mum Likes Thai Food, Panda Dim Sum and Le Regret.

When it's time to walk it all off, the green space of Wanstead Flats is a short stroll away, ideal for runners, dog walkers and weekend picnickers alike.

This handy positioning means transport is never a problem. Leyton tube is less than a mile, ensuring you can easily nip to central London on the Central line, while Leytonstone High Road is even nearer, where you can get the Suffragette Overground between Gospel Oak and Barkingside. Forest Gate is a little over a mile, which means you can enjoy the perks that the Elizabeth line brings.

WHAT ELSE?

- As well as all the lovely amenities in the area, you'll never be stuck for essentials since the Leytonstone High Road is only a few blocks north. Westfield is also within easy reach - shoppers paradise!

- Drivers can be on the M25 in ten minutes, but it's not close enough to impact on the peace and quiet that Wanstead Flats brings.

- Parents will be pleased to learn that you have numerous primary/secondaries nearby, plus plenty of playgrounds, such as the one at Langthorne Park, and Cann Hall skate park. The Olympic Park is also easily accessible.



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

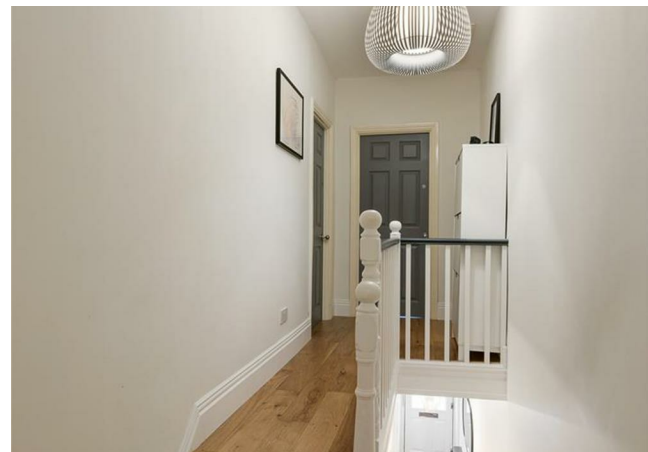
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Reception Room
12'0" x 12'9"

Bedroom
10'2" x 11'2"

Reception Room
9'10" x 11'1"

Bathroom
6'10" x 13'11"

Kitchen / Diner
10'3" x 23'3"

Bedroom
10'2" x 8'11"

Shower Room

Bedroom
15'5" x 11'1"



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