



## Spratt Hall Road, Wanstead

Asking Price £1,300,000 Freehold

- Three double bedrooms
- Central Wanstead location
- South-westerly facing garden
- 0.3 miles to Wanstead Underground Station
- Victorian Semi-Detached House
- Highly sought after road
- Potential to extend into the loft and rear (STPP)

*Spratt Hall Road is considered one of Wanstead's prestigious residential turnings, celebrated for its striking Victorian architecture and enviable position just moments from Christ Church Green and the ever-popular Wanstead High Street.*

Within this exceptional setting, Petty Son & Prestwich are proud to present this semi-detached, three double bedroom Victorian residence, a home of generous proportions and exciting future potential.

Perfectly positioned just a short stroll from Wanstead's vibrant High Street, the property enjoys immediate access to an array of boutique shops, cafés, restaurants and stylish bars. The area continues to attract buyers, particularly commuters and families, thanks to the proximity of Wanstead and Snarbrook Underground Stations, approximately 0.3 and 0.7 miles away respectively, along with a selection of highly regarded nurseries, primary and independent schools.

The elegant façades along Spratt Hall Road are a defining feature of the street, and this home is no exception. Handsome Victorian brickwork, distinctive square bay windows and a charming front garden create a timeless and welcoming first impression, reflecting the architectural integrity for which the road is so admired.

Inside, the beautifully proportioned through lounge and dining room is bathed in natural light from its double aspect windows, including a striking bay to the front. Original features enhance the sense of heritage, including a characterful fireplace with delicate pastel tiled detailing, complemented by picture rails and dado rails that pay homage to the home's Victorian origins. The room provides an elegant yet comfortable setting, perfectly suited to both relaxed family living and refined entertaining.

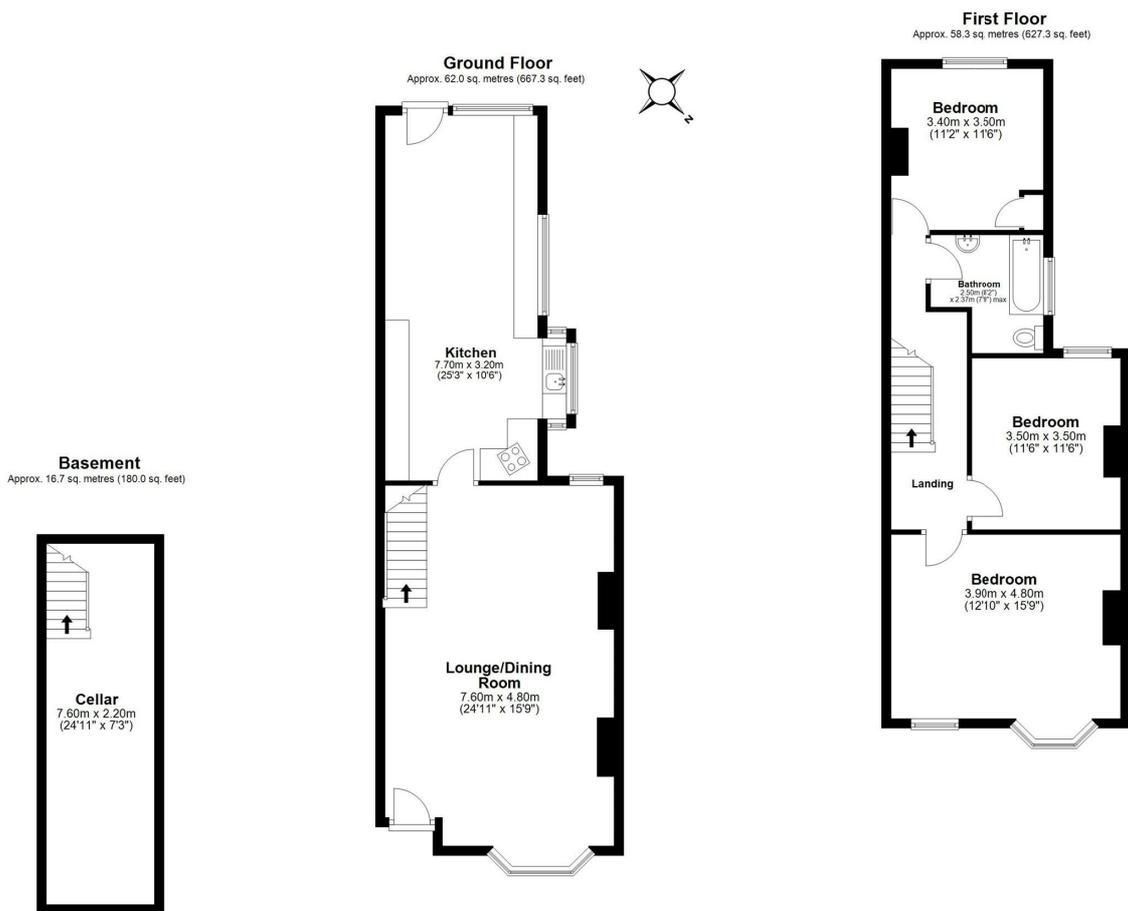
To the rear lies an exceptionally spacious kitchen and dining room, an expansive and light-filled environment that truly forms the heart of the home. Generous work surfaces and extensive cabinetry provide practicality, while three large windows invite an abundance of natural light throughout the day. The scale and layout create a superb space for hosting, cooking and everyday family life. In keeping with neighbouring properties, there is clear scope to extend to the rear and side, subject to the necessary planning permissions, offering exciting potential to further enhance the footprint.

Upstairs, the sense of space continues with three well-proportioned double bedrooms. The principal bedroom spans the full width of the house and benefits from both a bay window and an additional window, creating a wonderfully bright and airy retreat. Two further double bedrooms provide versatile accommodation for family members, guests or home working, with attractive stripped and painted floorboards adding warmth and character. A spacious family bathroom completes the first floor, while there remains excellent potential to extend into the loft, subject to planning permission, allowing for the creation of an additional bedroom suite if desired.

Externally, the rear garden offers a balance of patio and lawn, framed by mature shrubs and established planting that provide privacy and greenery throughout the seasons. With its desirable south-westerly orientation, the garden enjoys plentiful afternoon and evening sunshine, making it an ideal setting for al fresco dining, relaxation and summer gatherings.

EPC Rating: D63  
Council Tax Band: E

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



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**Spratt Hall Road**