PETTY SON & PRESTWICH
EST.1908









Rectory Crescent, Wanstead

Offers In Excess Of £775,000 Freehold

- Three bedroom house
- Stunning condition
- Downstairs toilet
- Off street parking
- Kitchen diner
- 0.2 miles to Wanstead High Street

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**SOLD BY PETTY SON & PRESTWICH* Rectory Crescent offers a peaceful village-like feel, yet everything you need is close at hand. Wanstead High Street is just moments away, with it's independent shops, cafés, and restaurants, while excellent transport links via the Central Line make commuting into the city quick and easy.*

Tucked away in a leafy cul-de-sac, this beautifully finished three-bedroom period cottage is just 0.2 miles from the High Street and Central Line station. Wanstead Park and Wanstead Leisure Centre are both nearby, offering green space and activities for all ages.

The front of the home is immaculate with a smart driveway framed by mature shrubs and attractive brickwork which sets a welcoming tone. Every detail, inside and out has been thoughtfully considered. Step through the front door and you're greeted by a calm, stylish interior that balances character with modern convenience.

The front reception room is painted in a rich, deep blue, which gives the room an intimate, elegant feel, but remains beautifully light thanks to a large front window.

To the rear, the heart of the house unfolds: a stunning kitchen-diner that perfectly blends form and function. The kitchen is a real showstopper fitted with soft light grey shaker cabinets, black hardware, and a classic butler sink. Everything is finished to a high standard, from the sleek fittings to the warm walnut parquet flooring, which adds richness and texture to the space. A stylish breakfast bar offers the perfect spot for casual dining or morning coffee, subtly separating the kitchen from the dining area.

Patio doors lead out to the garden, filling the space with natural light and making it ideal for indoor-outdoor living. Also on the ground floor is a handy downstairs WC and cleverly designed storage in the hallway.

Upstairs, you'll find three generous bedrooms, with the main bedroom including built-in wardrobes, offering plenty of storage without sacrificing style or space. The family bathroom is spacious and beautifully tiled and includes a separate tub for relaxing soaks and a large double shower. Crisp white tiles are accented with soft sea-blue details, giving the space a fresh, uplifting feel.

Outside, the rear garden has a paved patio area for outdoor dining, a lawn for the children to play on, and a shed tucked away for extra storage.

EPC Rating: D68
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
10'10" x 10'6"



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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