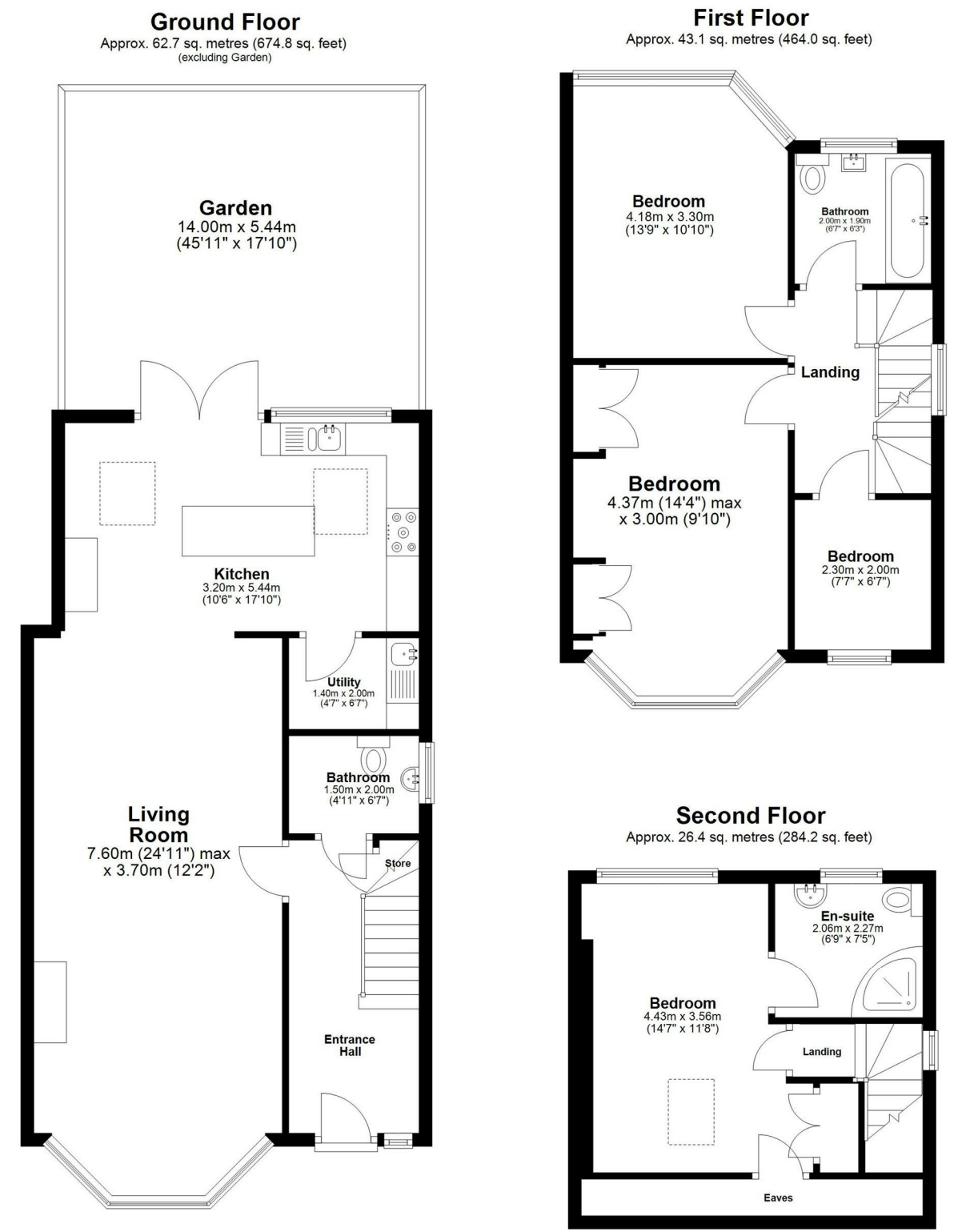




Total area: approx. 132.2 sq. metres (1423.0 sq. feet)

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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Plan produced using PlanUp.□

Deynecourt Garden



- ### Deynecourt Gardens, Wanstead

Offers In Excess Of £795,000 Freehold

 - Four bedrooms
 - Sought after Nightingale Estate
 - Downstairs toilet
 - 0.2 Miles to Nightingale primary school
- Semi-detached house
 - Fully extended
 - Ensuite shower room
 - 0.8 miles to Wanstead Underground Station

Deynecourt Gardens, Wanstead

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are delighted to offer this beautifully extended and well-presented four-bedroom semi-detached family home, ideally located within the ever-popular Nightingale Estate.

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Council Tax Band: E



SOLD BY PETTY SON & PRESTWICH Situated just 0.6 miles from Wanstead High Street and 0.8 miles from both Wanstead and Snaresbrook Underground Stations, the property combines spacious modern living with excellent transport links, making it an ideal choice for commuters and families alike.

The home is perfectly positioned for family life, with the highly regarded Nightingale Primary School just 0.2 miles away, while the open green spaces of Roding Valley Park and its tennis courts can be found at the end of the road. To the front of the property there is off-street parking, together with side access leading to the generous rear garden and substantial summerhouse.

Stepping inside, a spacious entrance hall with attractive solid wood flooring creates an immediate sense of warmth and quality. The elegant through lounge and dining room is a superb family living space, centered around a striking fireplace and enhanced by a large bay window that fills the room with natural light.

To the rear, the property has been thoughtfully extended to create a stunning kitchen and dining area spanning the full width of the house. Flooded with light from skylights, large windows and patio doors, this impressive space showcases a sleek soft-grey high-gloss kitchen complemented by crisp white worktops and a central breakfast bar, providing the perfect setting for both everyday family life and entertaining guests. The original kitchen has been cleverly repurposed as a practical utility room, offering ample space for appliances and additional storage, whilst a convenient ground-floor WC completes the accommodation on this level.

The first floor offers three well-proportioned bedrooms and a contemporary family bathroom, stylishly finished with modern fittings and elegant grey tiling. The loft has been expertly converted to provide a spacious fourth bedroom with an en-suite shower room, while useful eaves storage ensures practicality is not compromised.

Outside, the rear garden provides a wonderful extension of the living space. A summer house offers excellent versatility, while the combination

of patio, lawn and mature planting creates an attractive and private setting. Whether hosting summer barbecues, entertaining family and friends, or simply enjoying time outdoors, this impressive garden is perfectly suited to modern family living.

EPC Rating: D66
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
24'11" x 12'2"

Kitchen
10'6" x 17'10"

Bedroom
14'4" x 9'10"

Bedroom
13'9" x 10'10"

Bedroom
7'7" x 6'7"

Bedroom
14'6" x 11'8"