



## Warren Road, Wanstead

Offers In Excess Of £1,175,000 Freehold

- Four Bedrooms
- Three Reception Rooms
- Landscaped Garden
- Double Glazing
- Wanstead Station 0.5 miles
- Two Bathrooms
- Modern Kitchen
- Off Road Parking
- Guest Cloakroom

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are delighted to offer this superb characterful four bedroom/two bathroom family home set in the sought after Warren Estate. There are two delightful reception rooms, modern kitchen, guest cloakroom, conservatory and rear access gate.

Perfectly positioned in Wanstead's popular Warren Estate, this home is surrounded by Wanstead Park in addition to the neighbouring Wanstead Golf Club on your doorstep. Ideal for city commuters and families, an array of fantastic schools and nurseries are within walking distance, with the vibrant Wanstead High Street offering an eclectic mix of shops, bars, restaurants and Central Line Station just a short 0.5 miles on foot.

Oozing charm and character befitting its era, the stunning original fireplaces, panelled doors, picture rails and dado rails all give a nod to the property's past. On stepping inside the space and beautifully appointed accommodation on offer can be fully appreciated. The welcoming entrance hallway boasts stained glass windows, a pulpit staircase with carved balustrade as well as a handy guest cloakroom. An elegant sitting room is flooded by natural light, thanks to the shuttered bay window, whilst the fireplace with wood burner and exposed floorboards give the room a cosy feel. To the rear of the house is the formal dining room offering plenty of space for the family to gather again boasting the original fireplace as well as leaded light doors leading through to the spacious conservatory with underfloor heating allowing all year round use. A modern kitchen is fitted with a range of high gloss cabinets complemented by solid wood work surfaces and integrated appliances including oven, microwave, hob, dishwasher, fridge and freezer. A handy laundry cupboard allows the washing machine and tumble dryer to be tucked away whilst the breakfast bar provides space for casual dining.

Moving to the first floor you will find three bedrooms, two well sized doubles, both with beautiful original fireplaces, whilst the smaller room lends itself well for use as a single bedroom, nursery or office for those who need a home workspace. The family bathroom is fitted with a white suite and boasts both bath and shower. There is a separate w.c. Both rooms are enhanced by contemporary style tiling. On the second floor you arrive at a spacious principle bedroom, thanks to the well planned loft extension. There is also a separate bathroom with metro style tiled walls and pretty tiled flooring on this floor.

The landscaped rear garden commences with a raised deck area providing plenty of space for al-fresco dining in warmer months whilst under deck space and a garden shed provide good storage. The garden is laid to lawn with shingled planting beds bordered by railway sleepers. To the rear of the garden the gate gives rear access into Well Cottage Close. The front driveway provides off road parking.

As well as The Central Line Station transport links include local bus routes and easy road links to The M11, M25 and North Circular.

EPC Rating: C74  
Council Tax Band: F

## Reception Room

14'9 x 14'5

