PETTY SON & PRESTWICH
EST.1908









Belgrave Road, Wanstead

£1,135,000 Freehold

- End of terrace Edwardian home
- Two spacious reception rooms
- Ground floor W.C
- Large cellar
- Popular Lakehouse Conservation area
- Four bedrooms
- Kitchen/diner
- Gated side access
- Scope to further extend (STPC)

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**SOLD BY PETTY SON & PRESTWICH* Petty Son & Prestwich are delighted to offer this attractive, four bedroom end of terrace home in the desirable Lake House Estate, offering two large receptions, a kitchen/diner and further scope to extend (STPC).*

This exposed brick, double bayed Edwardian home is situated on Belgrave Road in the popular Lakehouse Estate; a conservation area made up of attractive period homes a short distance from the sprawling Wanstead Flats and surrounded by extensive woodland. Aldersbrook Primary School, rated Ofsted outstanding, is located 0.8 Miles away, whilst there are a number of bus routes and stations close by including Leytonstone (0.9 Miles on foot) and Wanstead Central Line Station (1.1 Mile).

The property offers an abundance of versatile living space, enhanced by a substantial rear extension which accommodates a generous kitchen/dining area.

This seamlessly connects to an impressive full-width reception room — an ideal setting for hosting large family gatherings and effortless entertaining. A storeroom to the rear, providing access to a handy ground floor W.C, leads from the rear of the kitchen.

The formal reception to the front is the perfect retreat with a central marble mantelpiece and large bay window. There is also access to a large cellar, which is ideal for storage.

The first floor houses four bedrooms and a family bathroom, with a sizeable loft providing further potential to increase the living space by way of an extension (STPC).

A neatly kept rear garden provides a raised patio area leading to a central lawn edged by flower beds. A gated side gate allows for easy removal of garden waste or storage of bikes, whilst also enabling any future building work to be carried out with ease.

Council Tax Band: E
EPC Rating: D68
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
16'8" x 14'6"

Dining Room
21'5" x 16'12"

Kitchen
18' x 8'2"

Bedroom
16' x 13'3"