



## Windsor Road, Wanstead

Offers In Excess Of £1,550,000 Freehold

- Large Edwardian semi-detached home
- Highly desirable, Lake-House Estate conservation area
- Three generous reception rooms
- Potential to extend (STPC)
- Rare corner plot
- Five sizeable bedrooms
- Outhouse with private parking
- Off road parking to the front

## Petty Son & Prestwich are delighted to offer this exceptionally large Edwardian home, positioned on a rare corner plot.

Located at the beginning of Windsor Road, within the prestigious Lakehouse Estate, this expansive semi-detached home is ideally situated for families, being within easy reach of the highly regarded Aldersbrook Primary School. The property also benefits from excellent transport connections, with Leytonstone Central Line station just 0.7 miles away, Wanstead Station 1 mile away, and Manor Park Mainline and the Elizabeth Line a mere 1.6 miles from the property, ensuring convenient access to central London and beyond.

The interior of this home offers spacious, well-proportioned accommodation throughout. The ground floor comprises three generously sized reception rooms, including a formal dining room with dual-aspect windows, providing an abundance of natural light. The adjacent living room comfortably accommodates multiple seating areas, while a third reception room, leading from the kitchen, currently serves as a further seating area, providing flexibility in how the space is used. The kitchen and adjoining reception room overlook the well-maintained garden and present an exciting opportunity for expansion, with the potential to create a large, open-plan family kitchen/dining area, subject to the necessary planning consent.

On the first floor, the property offers four exceptionally spacious bedrooms, including a large principal suite with en-suite facilities, along with a family bathroom. The loft has been thoughtfully converted to create an additional double bedroom, complete with an en-suite shower room, offering further flexibility for family living or guest accommodation.

The rear garden is primarily laid to lawn, providing a tranquil outdoor space, and is enclosed by fencing for privacy. The plot also offers ample parking, with additional parking available to the front and side of the property. A side passage provides convenient access for the removal of garden waste, further enhancing the property's practicality. This remarkable home offers tremendous potential for families looking to grow, with the opportunity to extend and personalize the property further (subject to planning approval). Its versatile accommodation and prime location make it an exceptional choice for those seeking a spacious family home with future potential.

EPC Rating: TBC  
Council Tax Band: F

Reception Room  
19'7" x 13'8"

Dining Room  
15'10" x 12'4"

Reception Room  
13'5" x 10'7"

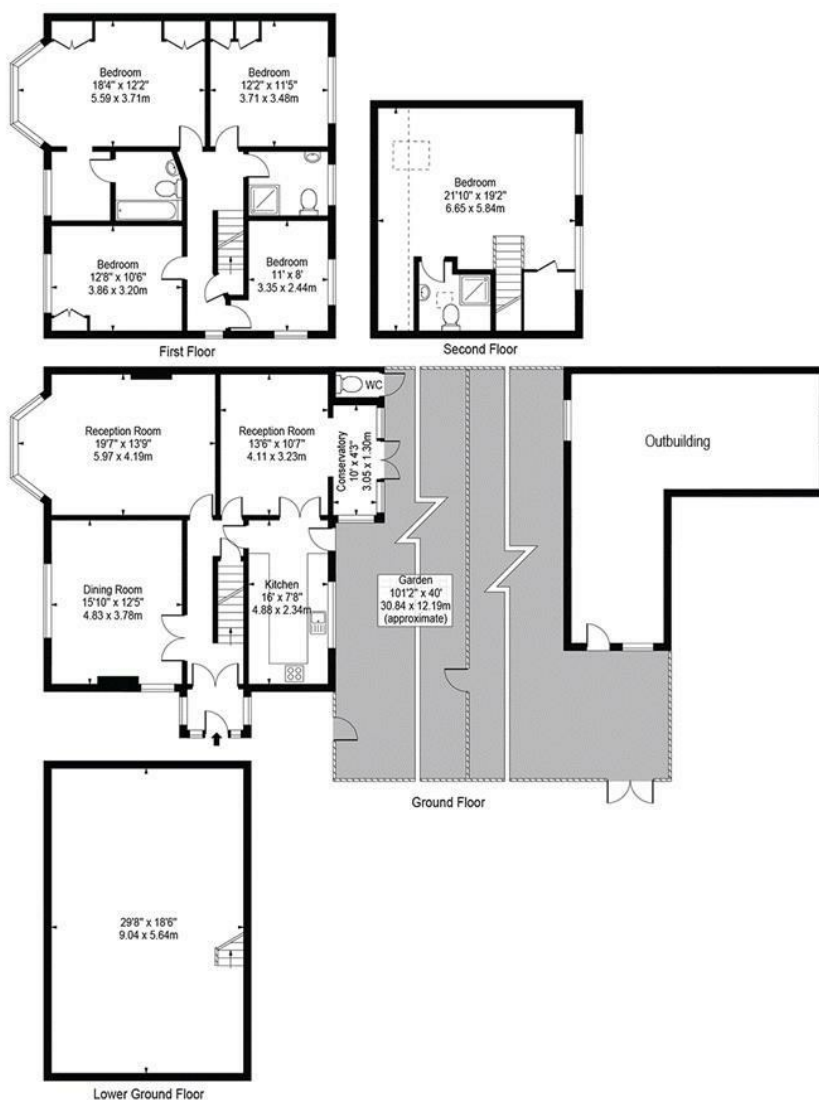
Conservatory  
10'0" x 4'3"

Bedroom  
18'4" x 12'2"

Approx. Gross Internal Area 2737 Sq Ft - 254.28 Sq M

(Excluding Restricted Height Area)

Approx. Gross Internal Area Of Outbuilding 422 Sq Ft - 39.22 Sq M



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.