



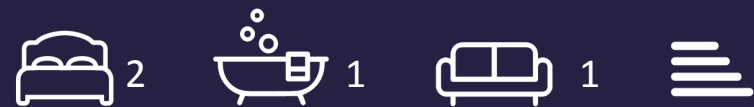
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs 			
Not energy efficient - higher running costs			



- *SOLD BY PETTY SON & PRESTWICH*
- Open plan kitchen/diner
- Room to further extend (STPC)
- Home office
- Bright and spacious
- Double fronted
- Open through lounge
- Close to a range of fantastic primary Schools
- Close to Wanstead Flats

10 Burden Way, Wanstead E11 3RY

SOLD BY PETTY SON AND PRESTWICH This bright and spacious two bedroom end of terrace home is located in a quiet turning within the Brading Crescent development.



Council Tax Band: C



Centrally positioned within the popular Aldersbrook area, this home boasts two double bedrooms, and a huge amount of storage space, including a garden room ideal for those working from home or looking for a home gym.

Within close proximity of Aldersbrook Road (0.1 miles), good bus links and the Wanstead flats, where you can enjoy long walks or a brisk jog through large, open spaces. It is also 0.4 miles from Wanstead Park with its lakes, perfect for walkers and cyclists. The ideal location for easy access in and out of London is emphasized by the excellent road links close by. The property is also close to the popular Aldersbrook Primary School (0.4 miles), rated outstanding on the Ofsted reports.

Once inside the layout has been well designed to provide a modern, open-plan kitchen/diner to one side with full height windows at the front and another window above the sink at the back allowing plenty of natural light to pour in from both sides. There is a formal lounge to the right of the home which has been decorated to a high standard with richly coloured wooden flooring, a large front bay window and full-length sliding doors leading out onto the garden. A generous storage cupboard accessed from the kitchen can be used for coats and shoes allowing everything to be neatly tucked away. With the possibility of a rear extension (STPC) there is always room to re-imagine both the ground and first floor layout later. To the first floor there are two bedrooms, both generous doubles and a family bathroom. The modern family bathroom is fully tiled with contrasting black fittings creating a slick finish.

To the rear, stepping out the back doors you are straight onto the patio area merging as part of the home in the warmer months. A well laid lawn sits between the decking and a newly built garden room that creates a fantastic home office, gym or simply a cinema room. A handy WC means no back and forward to the house in the colder weather.

EPC RATING: D60

Council Tax Band: C

RECEPTION ROOM

18'8" x 10'6"

KITCHEN

15'11" x 12'2"

GARDEN ROOM

10'10" x 10'0"

BEDROOM

13'7" x 9'1"

BEDROOM

15'5" x 10'5"