

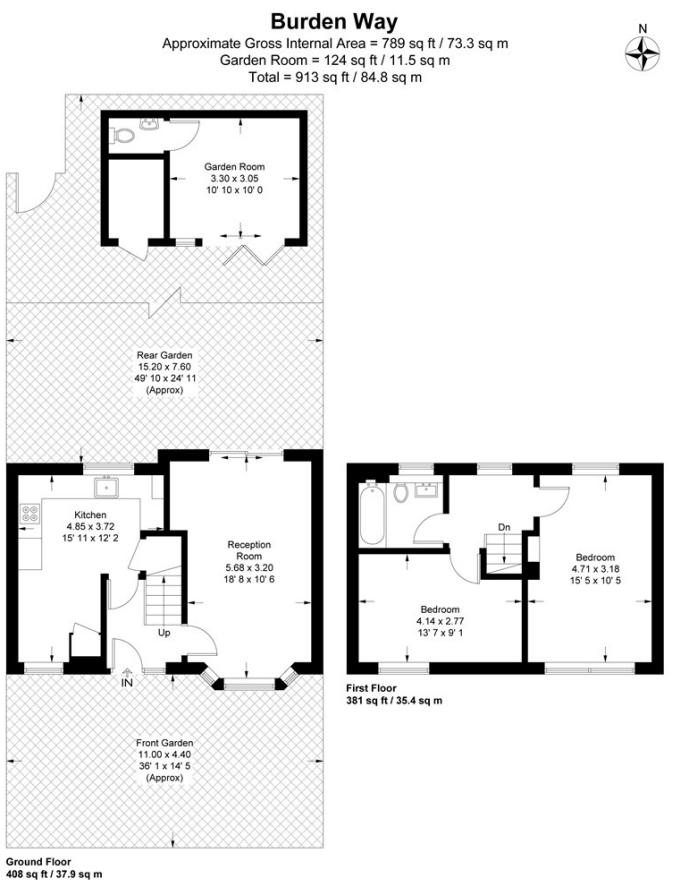
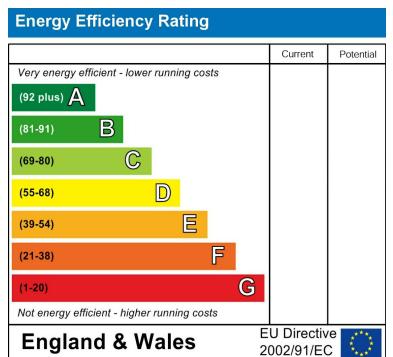


Directions

Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



10 Burden Way, Wanstead, E11 3RY

Offers In Excess Of £525,000

- *SOLD BY PETTY SON & PRESTWICH*
- Double fronted
- Open plan kitchen/diner
- Room to further extend (STPC)
- Home office
- Bright and spacious
- 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"