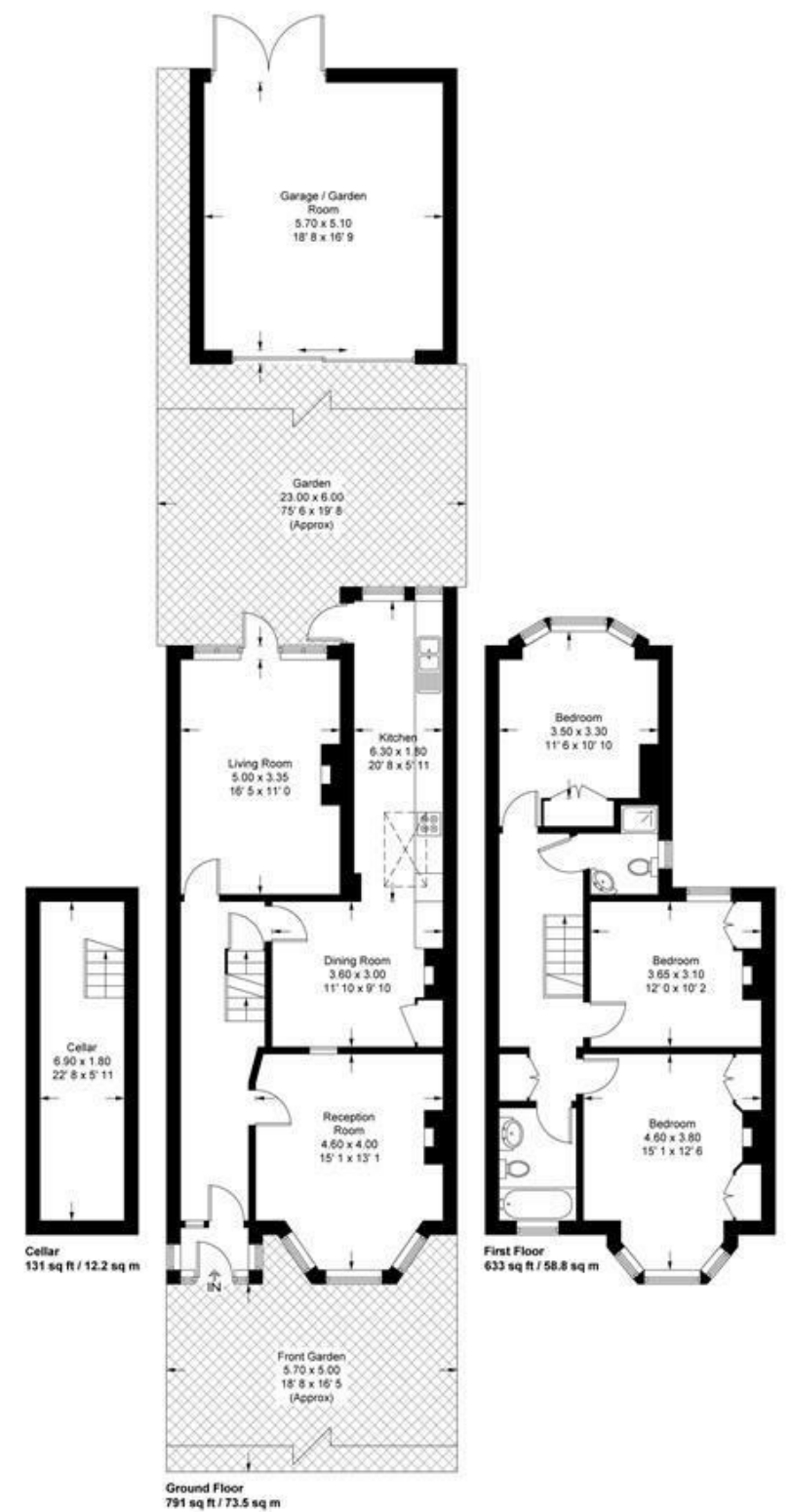


Belgrave Road

Approximate Gross Internal Area = 1555 sq ft / 144.5 sq m
 Garage / Garden Room = 323 sq ft / 30 sq m
 Total = 1878 sq ft / 174.5 sq m



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.



Belgrave Road, Wanstead

Asking Price £1,025,000 Freehold

- Edwardian terraced home
- Three generous double bedrooms
- Two elegant receptions
- Large, detached outbuilding
- Backing onto forest land
- Quality workmanship throughout
- Bathroom and shower room
- Bespoke kitchen/diner
- Beautiful cottage style garden
- Scope to further extend (STPC)

Belgrave Road, Wanstead

Petty Son & Prestwich are delighted to offer to market this Edwardian terraced house, offering three double bedrooms, three receptions, and substantial detached outbuilding of approximately 323 square feet, with forest Land to the rear.



Council Tax Band: F



Positioned on Belgrave Road, which forms part of the quiet and tranquil Lakehouse Estate, this attractive Edwardian terraced home is surrounded by forest and backs directly onto it, providing great privacy and everchanging views throughout the year. Having direct access to Forest land and just a short distance from the sprawling Wanstead Flats, this particular property is a dream for those who have a dog or enjoy outdoor activities such as walking or cycling, with access to Leytonstone High Street and Station also directly accessible via the forest (0.7 Miles). The popular Aldersbrook Primary lies approximately 0.8 miles walk away in addition to Wanstead High Street offering an array of independent shops, cafes and bars 0.9 miles away.

The home has been beautifully and thoughtfully designed throughout to provide a bright and spacious layout with high quality fixtures and fittings throughout, perfect for a large family to comfortably spread out and add additional accommodation if desired. To the ground floor the accommodation provides an elegant sitting room which is tastefully appointed with a beautifully detailed plasterwork ceiling and deep bay window showcasing the beautiful, double glazed wooden sashes that have recently been added to the entire frontage of the home. A window allows light from the front reception to flow into a charming dining room which lies open to a bespoke, solid wood kitchen fitted with siemens appliances. The vaulted ceiling with three large skylights in each pitch and door with bespoke surrounding windows helps to maximise the feeling of space. A secondary reception to the back with nearly a full wall of glass providing views onto the stunning rear garden, provides a tranquil space to sit down and relax at any time of day.

To the first floor there are three extremely generous double bedrooms, a family bathroom and additional shower room. The principal bedroom showcases outstanding original plasterwork and central fireplace alongside some more recently added double wardrobes in the Edwardian style, creating a truly sensational space. The rear bedroom also features a bay with a central picture window, with openable side windows, providing outstanding views across the forestland to the rear. In addition to the handy cellar, the loft provides

further storage and options to increase the accommodation by way of conversion if desired (STPC).

To the rear there is a gorgeous cottage style garden leading to a huge outbuilding full height sliding glass doors to the front and double doors, allowing secure access to the forest land beyond and the possibility of using the outbuilding as a garage for multiple vehicles/bikes in addition to office space or gym.

EPC Rating: TBC
Council Tax Band: F

Reception Room
15'1 x 13'1

Rear Reception
16'5 x 11'0

Dining Room
11'10 x 9'10

Kitchen
20'8 x 5'11

Bedroom One
15'1 x 12'6

Bedroom Two
11'1'6 x 10'10

Bedroom Three
12'0 x 10'2

Outbuilding
18'8 x 16'9