

Hollybush Hill

Approx. Total Internal Area 2318 Sq Ft - 215.38 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 2225 Sq Ft - 206.75 Sq M

(Excluding Restricted Height Area)



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.



Hollybush Hill, Snaresbrook

Offers In Excess Of £1,150,000 Freehold

- Four bedroom family home
- Open-plan living space
- Stunning condition throughout
- Contemporary bathroom and kitchen
- Detached
- Located in a prestigious road
- Two ensuite shower rooms
- 0.2 miles to Snaresbrook Underground Station

Hollybush Hill, Snaresbrook

SOLD BY PETTY SON & PRESTWICH A unique beautiful detached home boasting approximately 2,177 square feet (202.31 sq. meters) of stunning floor space, located in one Snaresbrook's most prestigious roads and being just 0.2 miles to Snaresbrook Underground Station and 0.3 miles to the popular Wanstead High Street.



Proudly positioned on Hollybush Hill in Snaresbrook, Petty Son and Prestwich have the pleasure of offering for sale a stunning four bedroom detached family home.

To the front there is a spacious, beautifully appointed private driveway surrounded by impressive wrought iron gates.

Stepping inside the property is light, bright and well proportioned, with the impressive hallway leading to a large living area which flows effortlessly into the open plan kitchen and dining area. There is handy access to a storeroom which runs along the side of the property and a downstairs wc accessible from the entrance hall.

Moving to the first floor there are three bedrooms, one of which is an incredibly spacious double with en-suite shower room, and a fully tiled family bathroom. To the second floor the loft space has been designed to use every inch of the space to create an impressive double bedroom with en-suite, with plenty of additional handy storage in the eves.

The garden to the rear is a secluded peaceful space, which following the style of the house is immaculately presented and a low maintenance mix of recently laid patio and lawn and attractive mature trees.

EPC RATING: E40

Council Tax Band: G

Additional fees – In order to carry out anti-money laundering checks, upon a sale being agreed a £5 fee (per buyer) will be applied.

LIVING ROOM

14'6" x 14'3"

KITCHEN/DINER

25'2" x 13'5"

LIVING AREA

21'8" x 12'6"

BEDROOM

18'9" x 15'6"

BEDROOM

14'1" x 12'9"

BEDROOM

8'8" x 7'11"

BEDROOM

18'11" x 16'0"