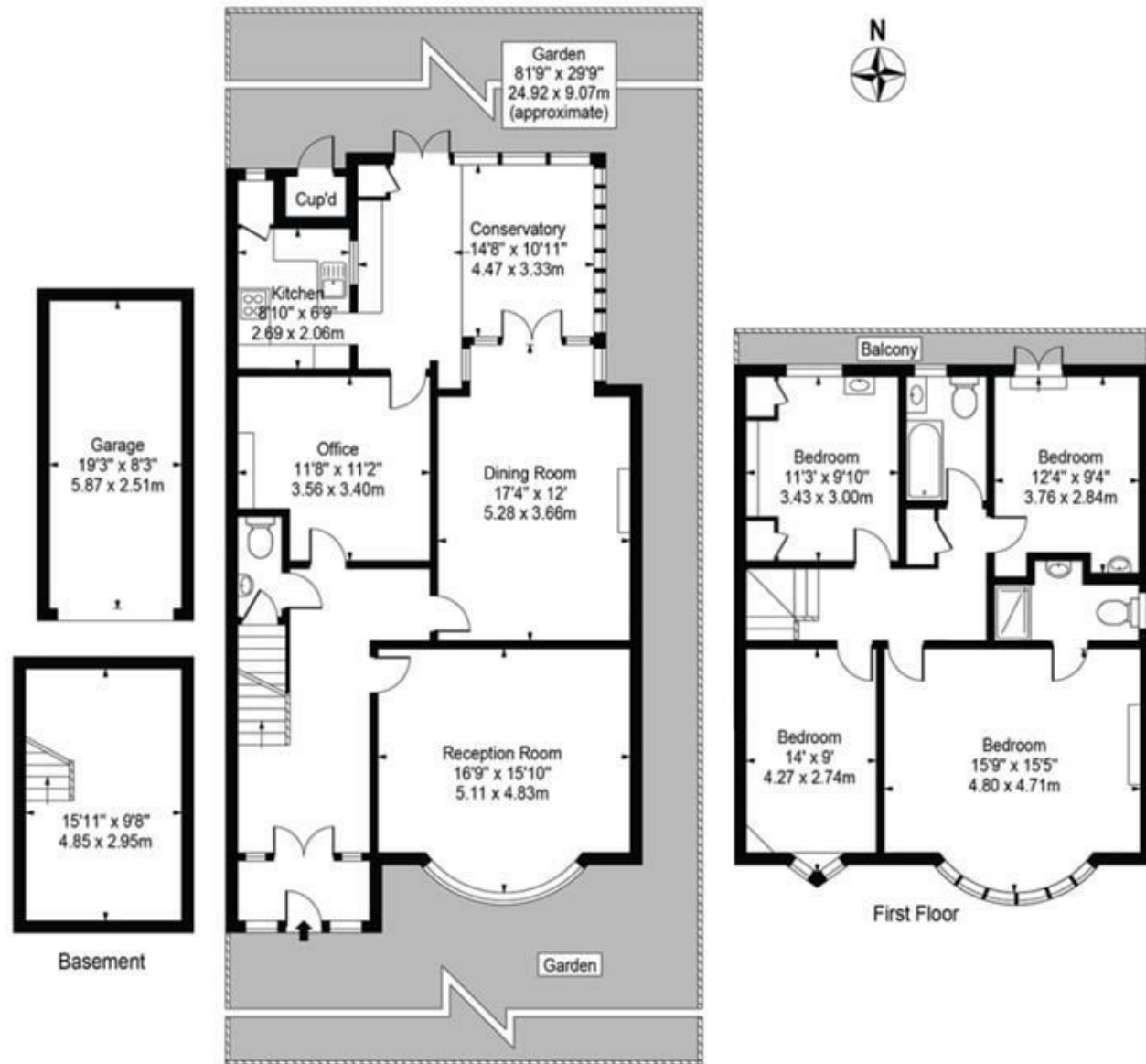


Redbridge Lane West

Approx. Gross Internal Area 1973 Sq Ft - 183.30 Sq M
(Excluding Garage & Cup'd)

Approx. Gross Internal Area Of Garage 159 Sq Ft - 14.73 Sq M



Ground Floor
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.



Redbridge Lane West, Wanstead

Asking Price £1,250,000 Freehold

- Semi-detached Edwardian home
- Situated in a sought after location
- Two large receptions
- Garage
- Room to further extend (STPC)
- Outstanding character features
- Four bedrooms
- Stunning orangery
- Family bathroom & en-suite
- Cellar and ground floor W.C

Redbridge Lane West, Wanstead

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are privileged to offer this immensely characterful, semi-detached Edwardian home with four bedrooms, en-suite, garage, stunning orangery and further room to extend (STPC).



Council Tax Band: F



Redbridge Lane West, a prime residential location adjacent to Wanstead's popular Warren Estate, this home is near to Wanstead Park and Wanstead Golf Course. It's ideal for city commuters and families with an array of fantastic schools and nurseries within walking distance. Nearby the vibrant Wanstead High Street offers an eclectic mix of shops, bars, restaurants and Central Line Station which is just a short walk away.

Having an impressive frontage, with shared side access leading to a rear garage, this home will wow as you enter the elegant entrance hall, where a stunning decorative arch and detailing atop doors compliments deep cornicing and moulded skirtings. The entrance hall provides access to the main receptions and kitchen in addition to a cloakroom and coal cellar. The generous formal sitting room and dining room which sits behind boast decorative plasterwork cornicing and ceiling roses. The sitting room features a large archway which frames the glorious bay window; a feature that is mirrored in the principal bedroom directly above. Fireplaces remain open in all rooms, with the dining room arguably housing the most impressive example, providing a stunning focal point when entertaining guests.

Original French doors lead from the dining room to a beautiful orangery extension, complimenting the Edwardian style with a pitched roof, stained glass and mix of herringbone tile and wide floorboards. Connecting the dining, kitchen and snug/office room, the orangery is the natural space for friends and family to congregate during the day and into the evenings with the charming coal stove and useful butler sink adding to the charm. There is also opportunity to re-imagine the rear of the home, perhaps incorporating the dining room, snug and kitchen with the orangery to create a truly unique family kitchen/living area

To the first floor there are four bedrooms, all bursting with character features, the principal of which benefits from an en-suite shower room with space to place a range of fitted or free-standing furniture. One of the bedrooms to the rear also has the rare benefit of French doors opening to a small balcony providing views over the garden or place pot plants. The family bathroom has been

decorated in a style sympathetic to the age of the home with period suite including a high rise cistern, large metro tiles and panelling. The loft provides ample storage and potential to further extend if desired (STPC).

The garden offers an outside W.C and a large patio leading to the generous lawn with a potting shed and garden room. There is also access via double gates which lead you to the garage and shared driveway.

EPC Rating: E45

Council Tax Band: F

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

Formal Reception Room

16'9 x 15'10

Dining Room

17'4 x 12'0

Orangery

14'8 x 10'11

Snug

11'8 x 11'2

Kitchen

8'10 x 6'9

Bedroom One

15'9 x 15'5

Bedroom Two

14'0 x 9'0

Bedroom Three

12'4 x 9'4

Bedroom Four

36'1"9'10" x 29'6"32'9"

Cellar

15'11 x 9'8

Garage

19'3 x 8'3