



## Rectory Crescent, Wanstead

Offers In Excess Of £735,000 Freehold

- End of terrace character home
- Stunning kitchen/diner
- Side access
- Within the vicinity of two Outstanding primary schools
- Three bedrooms
- Beautifully presented throughout Large, established garden and deep frontage
- On-street permit parking

*Petty Son & Prestwich are delighted to present this charming three-bedroom character property, set on a generous plot with a large garden, just 0.5 miles from Wanstead Station and the High Street.*

Ideally located moments from Wanstead High Street, Rectory Crescent offers immediate access to a vibrant selection of independent boutiques, cafés, and restaurants.

The Central Line provides fast and direct links into the City, while nearby Wanstead Park and Wanstead Leisure Centre offer excellent lifestyle amenities. The property also benefits from close proximity to well-regarded primary and secondary schools.

This beautifully presented period cottage boasts an attractive frontage, with a deep and mature rear garden set behind a charming brick wall, creating an inviting first impression. Internally, the home seamlessly blends period character with contemporary design.

The front reception room is both elegant and cosy, featuring a bay window with fitted shutters, bespoke shelving to the chimney breast, and a classic period-style radiator.

To the rear, a stunning kitchen-diner forms the heart of the home, complete with two-year-old soft grey shaker-style cabinetry, brass fittings, a butler sink, and integrated appliances arranged in a practical C-shaped layout, complemented by a full wall of units. French doors open directly onto the garden, flooding the space with natural light and providing excellent indoor-outdoor flow.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles, along with a spacious and beautifully finished family bathroom. Recently updated two years ago, the bathroom features a clawfoot bath and dual windows, enhancing both light and character.

The rear garden is a standout feature, offering impressive space and versatility. A paved patio provides the perfect setting for al fresco dining, while a well-maintained lawn and dedicated play area make it ideal for family living. A substantial shed is positioned discreetly at the rear, and gated side access adds further convenience.

Additional benefits include a full rewire and a new roof, both completed within the last two years.

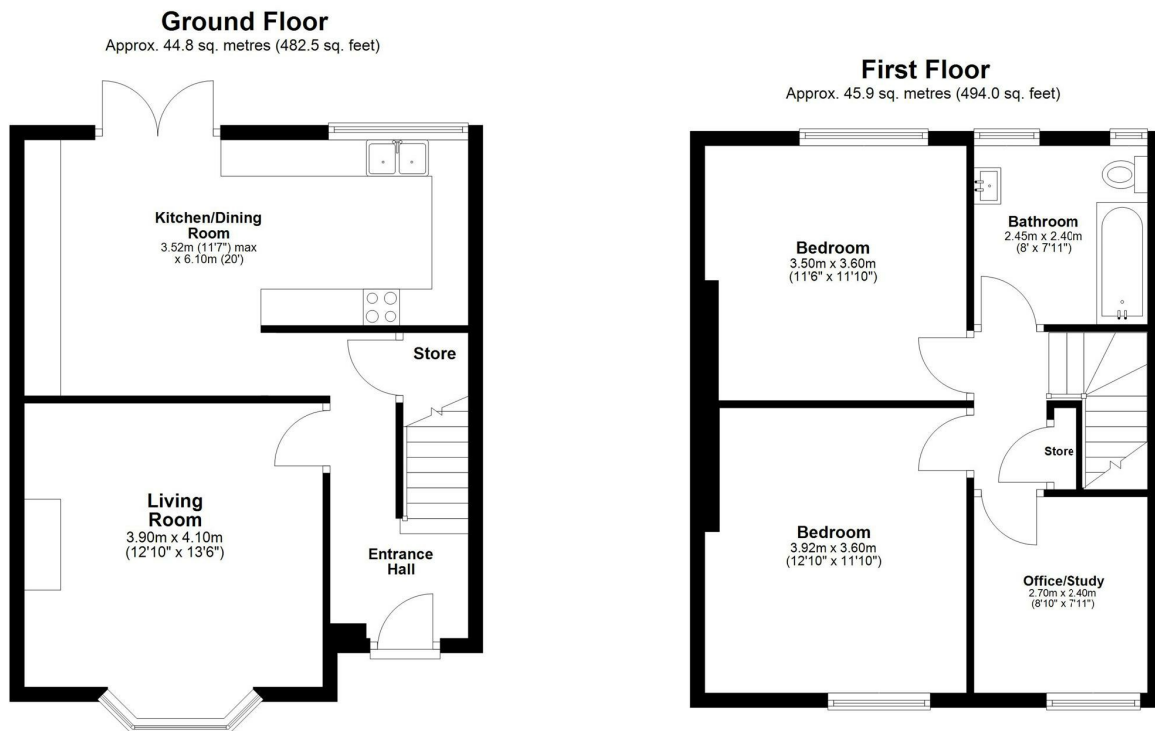
EPC Rating: D60

Council Tax Band: D

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

## Reception Room

12'10" x 13'5"



Total area: approx. 90.7 sq. metres (976.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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**Rectory Crescent**