

## Woodcote Road

Approximate Gross Internal Area = 1349 sq ft / 125.4 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.



## Woodcote Road, Wanstead

Asking Price £920,000 Freehold

- Three double bedrooms
- Two Reception Rooms
- Modern Kitchen
- Some Original Features
- Side Access
- Delightful Rear Garden
- No Onward Chain
- Utility Room / w.c.
- Off Road Parking

# Woodcote Road, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son and Prestwich are delighted to offer for sale this halls adjoining three double bedroom, two reception semi detached characterful home set in a sought after location and offered with no onward chain.



Council Tax Band: F



Tucked away in a quiet, family friendly cul-de-sac, this property enjoys a peaceful setting and yet is within walking distance to Wanstead High Street (0.6 miles), with its trendy mix of restaurants, shops and Central Line station, which is ideal for commuters. The beautiful features including wood panelled doors, picture rails, ceiling roses and fireplace all give a nod to the property's past.

Once inside, the space on offer can be fully appreciated. The welcoming entrance hallway with cellar serves the two spacious reception rooms. To the front of the house you will find an elegant lounge with large shuttered bay window and fireplace whilst to the rear, the second reception room enjoys lovely garden views. A modern kitchen is set in the centre of the house and is fitted with a range of Shaker style cabinets complemented by integrated appliances and stone work surfaces. The utility room offers space for appliances as well as a useful w.c.

Moving to the first floor you will find three double bedrooms, two with fitted cupboards and the third with bay window overlooking the garden and forest. The family shower room, fitted with a white suite, completes the accommodation.

A delightful rear garden extends to 42' approx and has a patio area and lawn bordered by trees and shrubs. An electric awning provides shade on sunny days. A useful side access leads to the front driveway which provides off road parking.

The house is offered with no onward chain.

EPC Rating: E46  
Council Tax Band: F

**Reception Room**  
15'1" x 12'1"

**Reception Room**  
16'0" x 10'9"

**Kitchen/Breakfast Room**  
10'7" x 10'5"

**Cellar**  
19'8" x 5'4"

**Bedroom**  
16'8" x 11'9"

**Bedroom**  
10'11" x 10'5"

**Bedroom**  
12'7" x 10'9"