



## Nutter Lane, Wanstead

£1,000,000 Freehold

- Four bedroom house
- Driveway
- Contemporary kitchen/diner
- Stunning brick built outbuilding with W.C
- 0.25 miles to Wanstead Central Line Station
- Central Wanstead location
- Two bathrooms
- beautifully presented throughout
- West facing garden

*Petty Son and Prestwich are delighted to present for sale this charming family home, which offers a beautifully balanced blend of comfort, practicality, and modern style.*

Thoughtfully enhanced throughout, the property also boasts a bespoke, purpose-built garden office complete with air conditioning and a private WC, which is an exceptional feature for professionals seeking a dedicated workspace free from household distractions.

The heart of the home is its stunning, open-plan kitchen and dining area, where rich walnut cabinetry is paired with sleek black worktops and coordinating tiled flooring. Integrated appliances, a stylish breakfast bar, and wide bi-fold doors opening onto the rear garden create an inviting space ideal for everyday living and entertaining alike.

To the front of the property, a cosy sitting room with an attractive square bay window offers a peaceful retreat.

The first-floor hosts two generous double bedrooms alongside a versatile third bedroom, perfectly suited to use as a nursery, study, or guest room. A contemporary family bathroom completes this level.

The loft has been expertly converted and extended to create a spacious principal bedroom, enhanced by ample under-eaves storage and a spacious bathroom.

Outside, the mature rear garden provides a picturesque backdrop, featuring a neat patio and a well-kept lawn. The impressive, brick-built outbuilding, benefits from air conditioning, a WC, and a shower room and currently serves as a home office, offering superb potential for remote working or guest accommodation.

Off-road parking is available at the front of the property. Perfectly positioned on Nutter Lane, the home is just 0.25 miles from Wanstead Underground Station and moments from the ever-popular Wanstead High Street, known for its independent shops, cafés, bars, and two leafy parks. Excellent local schools are also close at hand. Green spaces including Hollow Pond and historic Wanstead Park offer tranquil walking routes, while commuters will appreciate easy access to both Wanstead and Sharnbrook Central Line stations, as well as convenient road links via the A12 and A406.

EPC Rating: C71

Council Tax Band: D

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

## Reception Room

15'11" x 13'4"

### Nutter Lane

Approximate Gross Internal Area = 1554 sq ft / 144.3 sq m

(Excluding Reduced Headroom / Eaves)

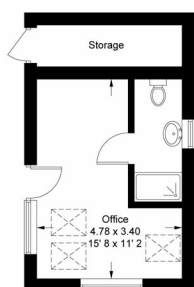
Reduced Headroom / Eaves = 34 sq ft / 3.2 sq m

Outbuilding = 221 sq ft / 20.5 sq m

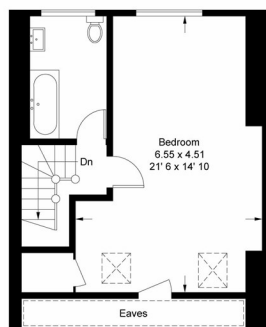
Total = 1809 sq ft / 168 sq m



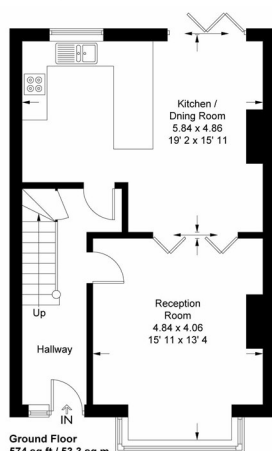
 = Reduced headroom below 1.5m / 5'0"



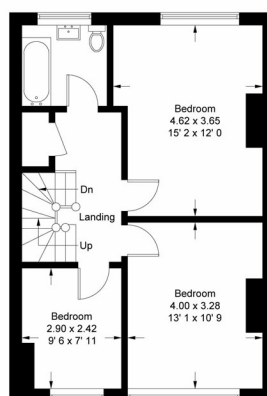
Outbuilding



Second Floor  
468 sq ft / 43.5 sq m  
(Including Reduced Headroom / Eaves)



Ground Floor  
574 sq ft / 53.3 sq m



First Floor  
546 sq ft / 50.7 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.