PETTY SON & PRESTWICH

EST.1908

Deynecourt Gardens, Wanstead

Asking Price £815,000 Freehold

- Semi-detached bedroom family home
- West facing rear garden
- Large kitchen/diner/family room
- Larger than average first floor family bathroom
- 0.2 Miles to Nightingale Primary School
- Four bedrooms
- Off road parking and detached garage via gated side access
- Separate utility room with ground floor W.C
- Beautiful presentation throughout
- 0.6 Miles to Wanstead High Street

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**SOLD BY PETTY SON & PRESTWICH* Petty Son & Prestwich are delighted to offer this stunning, extended four-bedroom semi-detached home in the popular Nightingale Estate, just 0.6 miles from Wanstead High Street and 0.8 miles from both Wanstead and Snaresbrook Stations.*

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Beautifully modernised, the home offers spacious living throughout and is ideally located for commuters, with swift Underground access to the city. Families will love being just 0.2 miles from the sought-after Nightingale Primary School—perfect for the school run. To the front, there's off-street parking and gated side access to a large garage and rear shed, ideal for bikes, storage, and outdoor gear. With Roding Valley Park and tennis courts at the end of the road, it's perfect for active families.

Inside, a practical entrance porch leads to a stylish hallway with herringbone flooring flowing through the ground floor. The formal reception room at the front benefits from a large bay window and extra space thanks to the removed chimney breast. A ground floor cloakroom also houses the washer and dryer.

The real heart of the home is the extended kitchen/diner/family room at the rear. Full-width bi-fold doors open onto the West-facing garden, flooding the space with light. The sleek kitchen includes a peninsular island, wine fridge, double oven, and sky lantern above the dining area—ideal for modern family living and entertaining.

Upstairs, you'll find two spacious double bedrooms, a versatile single room, and a stylish family bathroom with walk-in shower and separate bath. The converted loft provides a generous double bedroom with eaves storage and desk space—perfect for a home office or guest suite.

EPC Rating: D68
Council Tax Band: F

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

Reception Room
14'7" x 12'2"

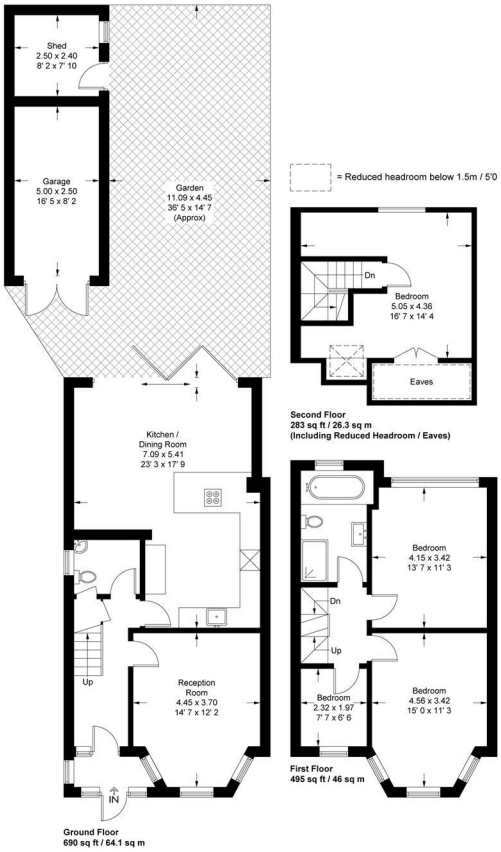
Dining Room/Kitchen
23'3" x 17'9"

Bedroom
16'7" x 14'4"

Bedroom
14'12" x 11'3"

Deynecourt Gardens

Approximate Gross Internal Area = 1438 sq ft / 133.6 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 30 sq ft / 2.8 sq m
Shed = 66 sq ft / 6.1 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1672 sq ft / 155.3 sq m



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