



## Lorne Gardens, Wanstead

Asking Price £900,000 Freehold

- Newly constructed semi-detached home
- Three double bedrooms
- Dedicated home office
- Hard wired internet to all rooms
- Ground floor W.C
- Desirable Nightingale Estate
- En-suite to principal bedroom
- Underfloor heating throughout the ground floor
- Stunning kitchen/dining room
- Driveway with electric car charging

# Lorne Gardens, Wanstead E11 2BZ

Petty Son & Prestwich are delighted to offer to market this newly constructed semi-detached home. A true rarity in an area where land is scarce, this home provides four bedrooms, two bathrooms and an outstanding kitchen/diner in addition to a formal sitting room.



Council Tax Band: C





Nestled in the perfect spot for families, this newly constructed semi-detached house is just a short stroll from the highly sought-after Nightingale Primary School (0.4 miles) and only 0.7 miles to Wanstead High Street. With its buzzing Central line stations, quirky boutiques, cool bars, and top-notch restaurants, you'll have everything you need at your doorstep - Ideal for those seeking a vibrant community, great schools, and a seamless city commute.

Inside the home provides modern luxury, such as beautiful herringbone flooring with underfloor heating throughout the ground floor, offering endless opportunities to arrange furniture in both the elegant formal sitting room and the jaw-dropping kitchen/diner at the rear. Both spaces feature a perfect fusion of traditional elegance with a contemporary edge, such as wall mouldings paired with chic lighting fixtures, alongside sleek anthracite black sockets, switches, and recessed spotlighting for that modern touch. A convenient ground floor W.C completes the accommodation to this floor.

The heart of the home is the spacious kitchen/diner, flooded with natural light thanks to nearly full-length bi-fold doors and a stunning overhead sky lantern. The South/Westerly aspect ensures the room enjoys the perfect balance of sunlight throughout the day. The kitchen is a striking combination of rich mahogany coloured base units and contrasting wall units, offering both style and practicality. There's plenty of storage, and all integrated appliances are neatly tucked away, making this space as functional as it is beautiful.

Upstairs, you'll find two double bedrooms, each with bespoke, fitted double wardrobes offering an abundance of storage space. There's also a dedicated

home office – ideal for remote work or creative projects – plus a stylish, modern bathroom finished with aged brass accessories. The top floor boasts a full wall of floor-to-ceiling wardrobes and a sleek, fitted vanity unit for that luxury feel. A contemporary en-suite shower room rounds off this stunning space, offering the ultimate retreat.

A beautifully landscaped rear garden, complete with a raised patio running the full length of the kitchen/dining area's bi-fold doors. Surrounded by lush lawn and an elegant wooden boundary lit with downlighters, it's the perfect spot for evening drinks and sunsets.

EPC Rating: C80  
Council Tax Band: TBC

Reception Room  
15'1" x 12'0"

Dining Room/Kitchen  
21'10" x 18'8"

Bedroom  
14'2" x 9'3"

Bedroom  
13'8" x 9'3"

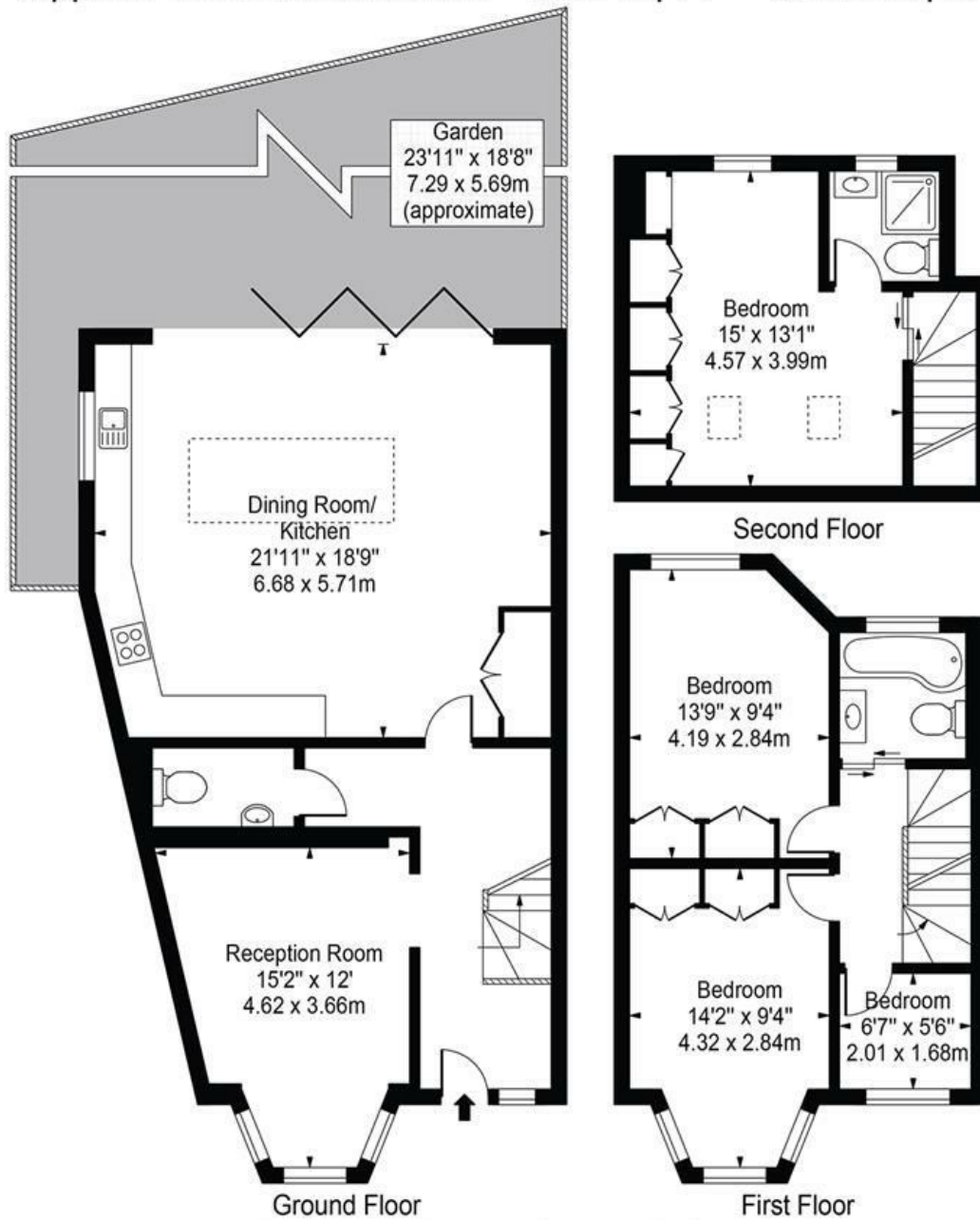
Bedroom  
6'7" x 5'6"

Bedroom  
14'11" x 13'1"



# Lorne Gardens

Approx. Gross Internal Area 1355 Sq Ft - 125.88 Sq M



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.