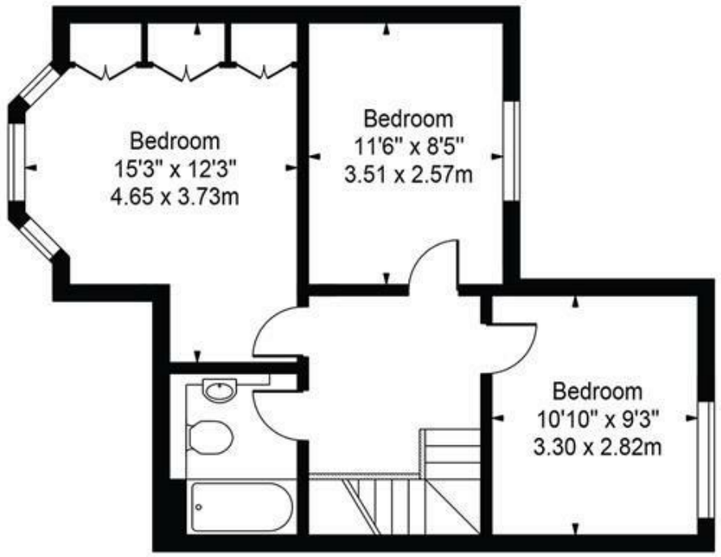
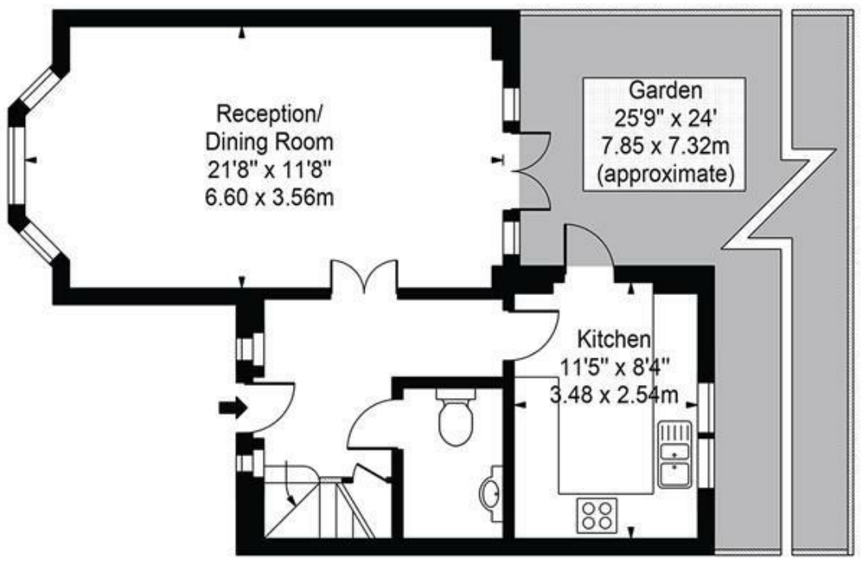
Bushwood

Approx. Gross Internal Area 967 Sq Ft - 89.84 Sq M



First Floor



Ground Floor

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.

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908

Bushwood, Leytonstone

Offers In Excess Of £875,000 Freehold

- Period style, mid-terrace home
- Constructed in the ‘home for life’ concept
- Reception/dining room of approximately 21’8
- 0.5 Miles to Leytonstone Central Line Station
- Beautiful presentation throughout
- Perched on the edge of the Wanstead Flats
- Three double bedrooms
- Ground floor W.C
- High ceilings
- 0.2 Miles from Davies Lane Primary School (Ofsted Outstanding)

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Bushwood, Leytonstone

Proudly positioned in a prime location in the highly sought after area of Bushwood, Petty Son and Prestwich are delighted to offer for sale this three double bedroom home, built 11 years ago in the period style, overlooking the Wanstead Flats.

3 1 1 B Council Tax Band:

Approximately 11 years ago, a small row of four homes were constructed in the period style, in keeping with the homes that populate the leafy Bushwood area of Leytonstone. Perched on the edge of the Wanstead Flats, these stunning homes benefit from a peaceful setting and are yet just 0.5 Miles to Leytonstone Central Line Station and closer yet to the eclectic shops, cafés and restaurants of Leytonstone High Road and excellent transport to the A12, A406, M11 and M25. For families, Davies Lane Primary School rated 'outstanding' by Ofsted is 0.2 Miles way.

Enjoying a double height double bay, sash windows, ornate porch and attractive brick work the home was built with beautiful period features, but unlike the originals this modern home benefits from higher energy efficiency and the likelihood of less ongoing maintenance. The high ceilings give the sense of Victorian splendour, whilst the contemporary finish offers everything needed for modern day living. Built with a 'home for life' concept the house was designed with wider door, corridor and stairways to allow for wheelchair or stairlift access whilst the ground floor W.C area was made sizable enough to be adapted to a wet room if ground floor shower facilities were required. The ground floor accommodation is comprised of a large through reception room, finished beautifully with crisp, white walls, plantation shutters that frame the bay window beautifully and solid wood herringbone flooring. French doors with full height side windows frame the views onto the garden and allow for the living space to merge seamlessly with the garden when the doors are opened in the summer months. The fitted kitchen features white high gloss units finished with a rustic wood worksurface and features an array of fitted appliances, whilst the downstairs toilet is ideal for guests. Upstairs, you will discover three double bedrooms, in which the principal room features plantation shutters and full height, wall-to-wall wardrobes. There is also a spacious family bathroom, decorated in an attractive mix of panelling, metro tile and natural wood detailing. The rear garden is a mix decking and raised lawn, edged by shrubs, climbing plants and grasses

EPC Rating: B89
Council Tax Band: D

Rececption/diner
21'8 x 11'8

Geound floor W.C
11'5 x 8'4

Bedroom One
15'3 x 12'3

Bedroom Two
11'6 x 8'5

Bedroom Three
10'10 x 9'3