



## Wigram Road, Wanstead

### Asking Price £1,150,000 Freehold

- Substantial Edwardian house
- Four double bedrooms
- 0.3 miles to Wanstead Underground Station
- Semi detached
- Extension potential

# Wigram Road, Wanstead

Rarely available, Petty Son & Prestwich are delighted to offer for sale this imposing four double bedroom Edwardian residence, a home rich in original character and brimming with exceptional potential.

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Council Tax Band: E



Perfectly positioned for commuters and families alike, this handsome property is situated just 0.3 miles from Wanstead Station and the vibrant High Street, whilst also being within easy reach of Wanstead High School, which currently benefits from a well-equipped public gym and is soon to welcome a new community swimming pool.

Nestled within a family-friendly cul-de-sac, the home enjoys an enviable position amongst an elegant row of elevated Edwardian houses. From the moment you arrive, its commanding façade makes a lasting impression. The magnificent square bay windows, beautifully preserved original stained-glass entrance porch and striking architectural detailing immediately showcase the timeless charm and grandeur synonymous with the Edwardian era.

Stepping inside, it is impossible not to appreciate the scale, elegance and wealth of original features that define this wonderful home. Although requiring modernisation, the generous proportions, soaring ceilings and abundance of period character provide the perfect canvas for creating a truly outstanding family residence.

The spacious entrance hall sets the tone, featuring an impressive carved balustrade that creates a magnificent first impression. To the front, the elegant living room is filled with natural light from the large square bay window, framed by a graceful curved archway. Original exposed floorboards, intricate ornate cornicing and fireplace combine to create a room of exceptional character and warmth.

The ground floor continues with a generously sized dining room, complete with original patio doors opening into the conservatory, alongside a breakfast room, kitchen and traditional pantry. Subject to the necessary planning permissions, the rear of the property offers exciting scope to redesign, extend or rebuild, creating a spectacular open-plan kitchen, dining and family space tailored to modern living whilst complementing the home's historic character. Upstairs, a spacious landing leads to four double bedrooms, each retaining their own unique period charm.

Outside, the rear garden can offer excellent-sized

outdoor space with plenty of room for entertaining, gardening or simply enjoying the summer months. Practical side access provides convenient storage for bicycles, garden equipment and outdoor furniture.

Homes of this calibre, offering such a wonderful combination of character, generous proportions and future potential, are increasingly rare. Requiring refurbishment yet offering the opportunity to create a truly exceptional forever home in one of Wanstead's most desirable locations, this impressive Edwardian property is offered to the market chain free.

EPC Rating: TBC  
Council Tax Band: E  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

**Reception Room**  
18'4" x 15'10"

**Dining Room**  
17'2" x 12'

**Kitchen**  
9'2" x 7'2"

**Bedroom**  
15'11" x 14'10"

**Bedroom**  
11'5" x 12'10"

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