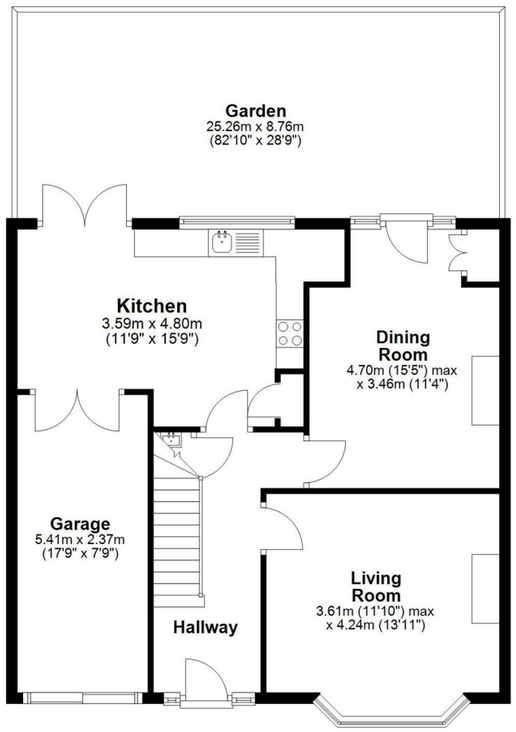
Ground Floor

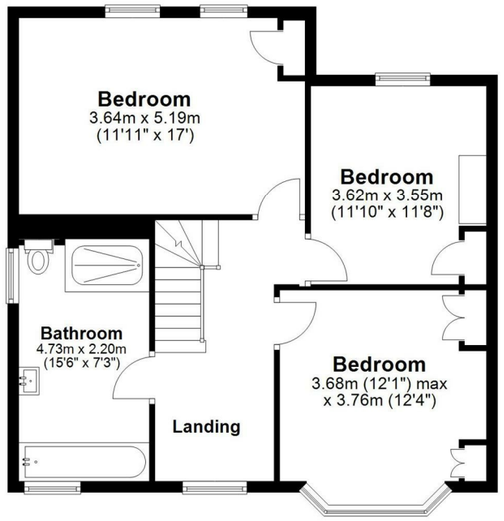
Approx. 77.8 sq. metres (837.3 sq. feet)

(excluding Garden)



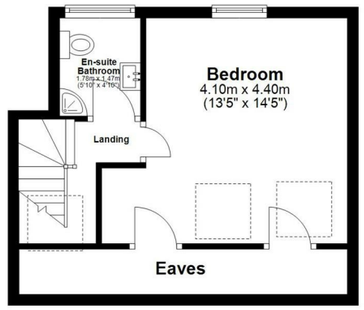
First Floor

Approx. 69.0 sq. metres (742.5 sq. feet)



Second Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 175.2 sq. metres (1885.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Grosvenor Road

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www.pettyson.co.uk

PETTY SON & PRESTWICH
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Grosvenor Road, Wanstead

Asking Price £1,500,000 Freehold

- Four bedrooms
- Desirable road in Central Wanstead
- Driveway and internal garage
- 0.4 miles to Wanstead Underground Station
- Two bathrooms
- Large, Westerly garden
- Period features
- 0.2 Miles to Wanstead High Street

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Grosvenor Road, Wanstead

SOLD BY PETTY SON & PRESTWICH Situated on one of Wanstead's most prestigious roads, Petty Son & Prestwich are delighted to present this exceptional four double bedroom family home. Beautifully extended and impeccably maintained throughout, this substantial property offers generous living accommodation and a highly desirable central Wanstead location.

4 | 2 | 2 | C | Council Tax Band: E







SOLD BY PETTY SON & PRESTWICH The property immediately impresses with its striking double-fronted façade, featuring attractive bay windows, a beautifully rendered cream exterior, and coordinating black front and garage doors. A particularly rare benefit for such a central Wanstead address is the private driveway, complemented by a mature front garden that creates an inviting and distinguished first impression.

Positioned just 0.2 miles from Wanstead High Street, residents enjoy effortless access to an excellent selection of independent boutiques, award-winning restaurants, stylish cafés and vibrant bars. The area's renowned green spaces, including Wanstead Park and Epping Forest, are also close by, offering the perfect balance of town and country living. Excellent transport links are provided by both Wanstead Underground Station (0.4 miles) and Snaresbrook Underground Station (0.5 miles), ensuring convenient access to Central London. Families are equally well served by a range of highly regarded schools, including Wanstead Church School, Nightingale Primary School, Our Lady of Lourdes and The Grove Montessori Nursery.

Upon entering, a welcoming and spacious entrance hall sets the tone for the accommodation beyond. Characterful exposed and polished floorboards flow seamlessly through the hallway and reception rooms, enhancing the home's warmth and charm. The elegant front reception room is flooded with natural light from the attractive bay window and features a striking central fireplace and decorative coving. To the rear, the second reception room provides a wonderful entertaining and dining space, rich in period character, with stunning stained-glass patio doors framed by an elegant, curved archway.

The contemporary kitchen/dining room has been thoughtfully designed for modern family living, offering an abundance of storage through sleek high-gloss handleless cabinetry. The kitchen also provides access to the integral garage, offering valuable storage, secure parking for a small vehicle, or potential for conversion into additional living accommodation, subject to the necessary permissions. A ground floor cloakroom completes the ground floor accommodation.

The first floor has been cleverly reconfigured to maximise space and functionality, providing three generously proportioned double bedrooms, all benefiting from fitted wardrobes. The luxurious family bathroom is particularly impressive in scale, featuring a walk-in double shower, separate bath, a large wash basin and stylish contemporary finishes.

A spacious landing provides an ideal home-working area, comfortably accommodating a desk and study space. Stairs rise to the superb loft conversion, which creates an impressive principal guest suite comprising a fourth double bedroom, contemporary en-suite shower room and extensive eaves storage. Multiple skylights and large windows ensure this floor is exceptionally bright and airy.

Throughout, the property is beautifully presented in tasteful neutral tones, allowing any purchaser to move straight in and enjoy the home from day one. There remains further scope, subject to planning permission, to extend the ground floor accommodation and create an even larger open-plan family living space if desired.

Occupying a wide plot, the rear garden is a true highlight and feels exceptionally spacious. Beautifully landscaped, it offers a wonderful combination of patio seating areas, immaculate lawn and substantial curved flower beds filled with mature trees, shrubs and planting. The result is a private and tranquil green oasis, perfect for outdoor entertaining, family enjoyment or simply relaxing in the sunshine. A useful garden shed provides additional external storage.

EPC Rating: C71
Council Tax Band: E

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

Living Room
11'10" x 13'11"

Dining Room
15'5" x 11'4"

Kitchen
11'9" x 15'9"

Bedroom
11'11" x 17'

Bedroom
12'1" x 12'4"

Bedroom
11'11" x 11'8"

Bedroom
13'5" x 14'5"

Garage
17'9" x 7'9"