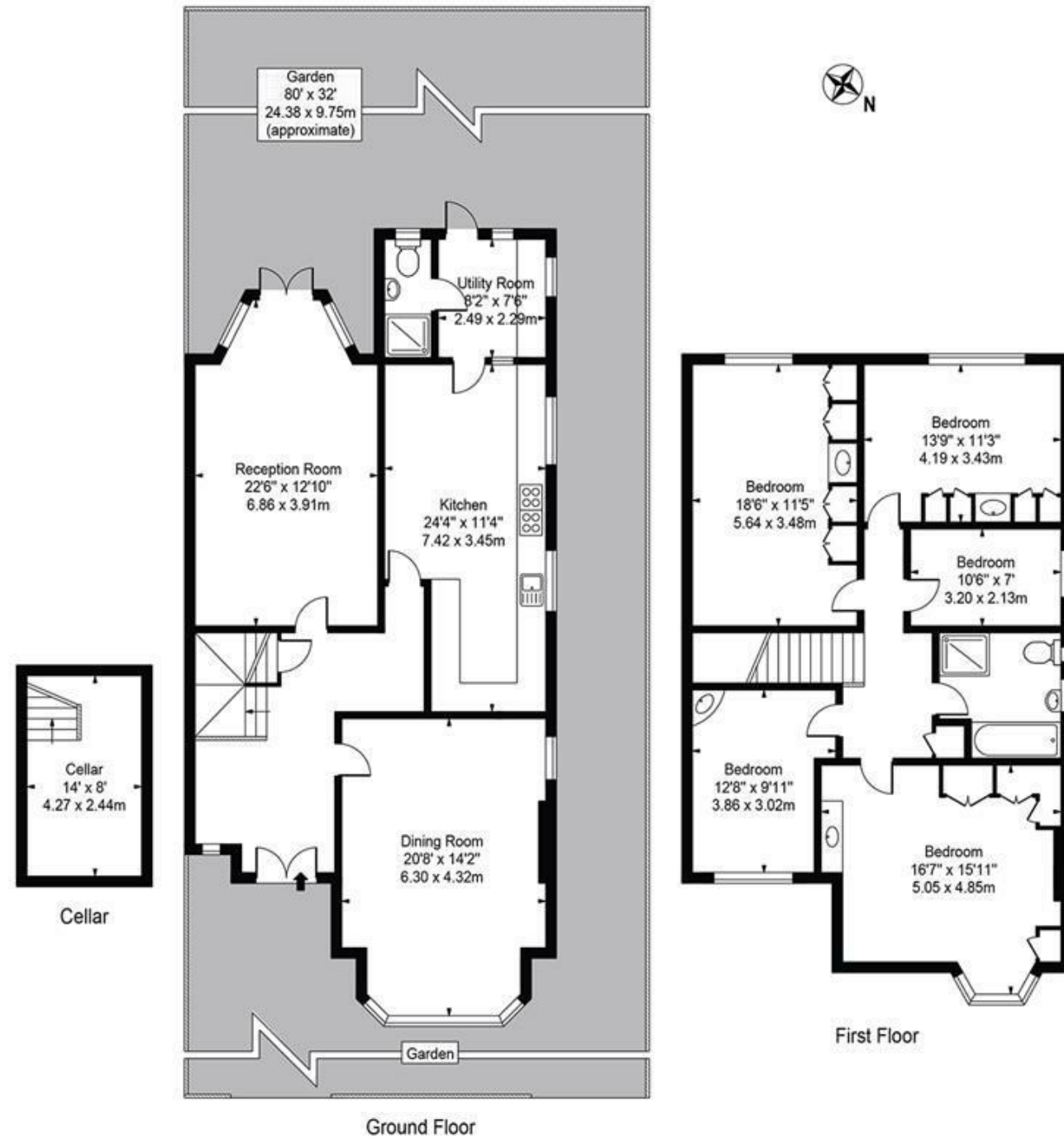


Seagry Road

Approx. Gross Internal Area 2248 Sq Ft - 208.85 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.



Seagry Road, Wanstead

Offers In Excess Of £1,500,000 Freehold

- Substantial, Edwardian family home
- Off street parking
- High ceilings & character features
- Scope to further extend (STPC)
- Ground floor W.C and shower room
- Premier Wanstead location
- Five bedrooms
- Chain free
- Large garden
- Handy cellar

Seagry Road, Wanstead

SOLD BY PETTY SON & PRESTWICH Proudly positioned on one of the most prestigious turnings in central Wanstead and totalling an approximate 2,248 Square feet with room to grow, Petty Son and Prestwich are delighted to offer for sale this substantial, five-bedroom family home.



Tucked away on a highly sought after tree-lined street, Seagry road is within extremely close proximity (0.2 miles) of Wanstead's Central Line Station, as well as Wanstead's vibrant high street, with its practical yet quaint array of boutiques, restaurants, shops and bars. Seagry Road is also nestled on the edge of Wanstead's stunning golf course, cricket club and parks, as well as being within easy reach of excellent schools.

Sitting on a noticeably wide plot, with a striking double height bay and immaculate front garden, the home provides an impressive first impression. The furnishable reception hallway continues to provide the wow factor thanks to the stunning stained-glass windows, with features that continue throughout the house including, chimney breasts, decorative plasterwork and high skirting, all giving a nod to the property's past.

The formal sitting room to the front spans an impressive 20'8 x 14'2 with a large bay window allowing natural light to flood into the room complemented by a pretty stained glass side window whilst the inset fireplace gives the room a cosy feel.

The rear reception with bay French doors and surrounding windows is an equally grand affair, but with the neighbouring kitchen/breakfast room able to provide comfortable, casual dining. The rear of the kitchen leads to a separate utility room with handy W.C. and shower room. There is plenty of room to extend the ground floor accommodation further, with the possibility of knocking through existing rooms to the rear, creating a huge, kitchen/diner/family room (s.t.p.).

Ascending the solid Edwardian staircase a fabulously spacious landing with curved walls leads to five bedrooms and a bathroom. A large loft provides plenty of storage space or the possibility of converting to create further accommodation (s.t.p).

To the rear there is a well-established garden offering a formal lawn, surrounding planting beds and a side access allowing the easy removal of

garden waste or storage of bikes. The front drive has gated access with off street parking. You also have the additional benefit of a cellar.

EPC Rating: D63
Council Tax Band: G

Dining Room
20'8" x 14'2"

Reception Room
22'6" x 12'9"

Kitchen
24'4" x 11'3"

Utility Room
8'2" x 7'6"

Cellar
14'0" x 8'0"

Bedroom
16'6" x 15'10"

Bedroom
18'6" x 11'5"

Bedroom
13'8" x 11'3"

Bedroom
12'7" x 9'10"

Bedroom
10'5" x 6'11"