PETTY SON & PRESTWICH
EST.1908

Victory Road, Wanstead

Asking Price £765,000 Freehold

- Three bedrooms
- En-suite shower room
- Conservatory with Bi-fold doors
- Side access
- Snaresbrook Station 0.5 miles
- Family bathroom
- 21’ Kitchen/dining room
- Good size garden
- Off street parking

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**SOLD BY PETTY SON & PRESTWICH* Petty Son & Prestwich are pleased to offer this delightful three bedroom / two bathroom semi detached home within the sought after Wanstead Hospital development just off Hermon Hill. Snaresbrook Station is just 0.5 miles away set at the foot of Wanstead's vibrant High Street.*

Tucked towards the end of the cul-de-sac on Victory Road you will find this well presented home offering accommodation over three floors and on entering one can fully appreciate the space and standard on offer.

The entrance hall provides a useful utility space which can house the washing machine if required allowing the kitchen to be a quieter area. The kitchen/ family room is surely the hub of the home boasting a comprehensive range of high gloss cabinets complemented by integrated appliances whilst the breakfast bar allows for casual dining. There is plenty of room for a dining table and chairs, perfect for larger family gatherings. Wood effect flooring flows seamlessly through to a large conservatory which is flooded by natural light thanks to the dome skylight, boasting remote control blinds, and bi fold doors enjoying lovely garden views.

On the first floor you will find two good sized bedrooms, one with deep fitted wardrobes, the other overlooking the garden. The modern family bathroom is partly tiled, fitted with a white suite and heated towel rail. The second floor features the principal bedroom, a bright and airy room with Juliette balcony and en-suite shower room, also fitted with a white suite.

The pretty rear garden has a good sized patio area allowing lots of space for outside dining whilst the lawn has lots of space for the children to play. A brick wall enhances the charm of the garden. There is also a useful side access which leads to the front of the house where you will find off road parking.

The house is well placed for popular schooling as well as transport links including Snaresbrook Central Line Station, local bus routes and easy road links serving the M11, M25 and North Circular.

EPC Rating: C74
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception room/Kitchen
21'7" x 13'5"

Conservatory
16'11" x 10'7"

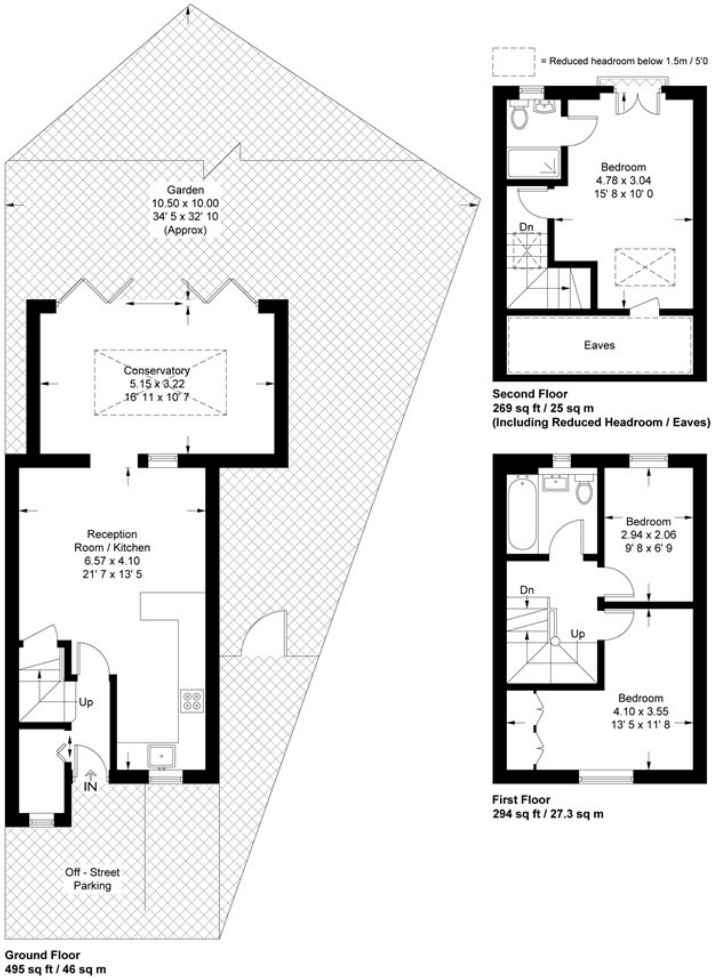
Bedroom
13'5" x 11'8"

Bedroom
9'8" x 6'9"

Bedroom

Victory Road

Approximate Gross Internal Area = 1006 sq ft / 93.5 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 52 sq ft / 4.8 sq m
Total = 1058 sq ft / 98.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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