

Total area: approx. 76.0 sq. metres (818.2 sq. feet)

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Plan produced using PlanUp.

Halstead Road

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PETTY SON & PRESTWICH
EST.1908









Halstead Road, Wanstead

Asking Price £825,000 Freehold

- Attractive mid-terrace Victorian home
- Two double bedrooms
- Double reception room
- Smart, low-maintenance rear garden
- 0.3 Miles to Wanstead High Street
- Situated in the heart of the Wanstead Village
- Large, first floor bathroom
- Contemporary kitchen
- Scope to further extend (STPP)
- Close to a range of fantastic local schooling

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Petty Son & Prestwich are pleased to bring to market this attractive, brick-fronted Victorian cottage, occupying a lovely position on the tree-lined Halstead Road, in the heart of Wanstead Village.

2 | 1 | 1 | Council Tax Band: E







The house is ideally placed for enjoying the local area, with Wanstead High Street just 0.3 miles away and its selection of shops, cafés and restaurants close at hand. Both Snaresbrook and Wanstead Underground stations are within easy reach, at approximately 0.4 and 0.6 miles respectively, as well as a range of fantastic nursery and primary schools.

Another lovely aspect of the location is the nearby parade of shops on Nightingale Lane, along with two popular local pubs, The Duke and The Nightingale, both within a short 0.2 miles walk. The Duke is particularly well known for its calendar of events throughout the year, including its much-loved family street parties, bringing a real sense of community to the neighbourhood.

The house has a lovely sense of light and space throughout, with high ceilings, large windows and a muted colour scheme giving the rooms a calm, welcoming feel. To the front, the double reception room offers a generous space with plenty of flexibility for both living and dining. The fireplace provides an attractive focal point, adding character and creating a cosier atmosphere to the living area.

At the rear, the kitchen is fitted with cabinets along both walls, with a central doorway leading straight out to the garden. A large side window brings in plenty of natural light, while outside, the garden has been paved with large natural stone tiles, offering a smart and relatively low-maintenance space to enjoy.

Upstairs, there are two good-sized double bedrooms, with the principal bedroom occupying the front of the house. Two large sash windows make the most of the natural light in this room, while a spacious family bathroom serves both bedrooms, complete with a separate walk-in shower, bath and wall-mounted vanity unit.

The loft provides useful additional storage and offers scope for future conversion, subject to the necessary planning permissions.

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
12'8" x 10'10"

Dining Room
11'7" 11'5"

Kitchen
10'8" x 7'5"

Bedroom
11'7" x 14'1"

Bedroom
11'9" x 8'10"