



## Grove Park, Wanstead

Offers In Excess Of £2,050,000 Freehold

- Three double bedroom detached house
- Large garden
- Chain free
- One of Wanstead's most prestigious roads
- Exceptional extension potential (STPP)
- Central Wanstead location
- 0.4 miles to Wanstead Underground Station



# Grove Park, Wanstead

Nestled in the heart of central Wanstead, a mere 0.2 miles from the vibrant High Street, this elegant detached residence occupies an enviable position on Grove Park, which is unquestionably one of Wanstead's most prestigious and sought-after addresses.



Council Tax Band: G



Set back from the road behind a generous private driveway, the property presents an attractive frontage and a distinctive L-shaped design, framed by mature greenery that reflects the leafy character for which this area is renowned.

Upon entering, you are immediately struck by the impressive hallway and galleried landing, which together create a wonderful sense of space and grandeur. The entrance hall flows naturally into two substantial reception rooms: the front reception enjoys a beautiful bay window, while the rear reception opens directly onto the garden via patio doors, offering delightful views across the landscaped grounds. A feature fireplace and twin side windows add warmth and charm to this inviting space.

The ground floor also accommodates the principal bedroom suite, which is a superbly proportioned room complete with extensive fitted wardrobes, a dedicated dressing room, and a spacious en-suite bathroom featuring both bath and separate shower.

In addition, there is a guest cloakroom, a study, and a magnificent kitchen/breakfast room, accompanied by a separate utility area, pantry, and ample built-in storage. To the first floor, two further double bedrooms are complemented by a large family bathroom.

One bedroom benefits from its own dressing room, while the other offers generous eaves storage, making the upper floor both practical and versatile. The house sits proudly within a wide and well-screened plot.

The rear garden, beautifully mature and wonderfully private, is a true oasis, featuring established trees and shrubs, a lawn, a generous patio, and a useful garden shed. While the property would benefit from modernisation, it offers exceptional potential for extension and re-design, subject to the usual planning permissions. This is a rare opportunity to create your dream home on one of Wanstead's most iconic and admired roads, a location combining tranquillity, prestige, and superb proximity to all the amenities of the High Street, as well as

excellent transport links.

EPC Rating: D65

Council Tax Band: G

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

Reception Room

30'3" x 15'8"

Dining Room

18'1" x 13'10"

Kitchen

22'6" x 13'11"

Bedroom

15'11" x 14'11"

Office

9'9" x 5'7"

Bedroom

16'4" x 13'11"

Bedroom

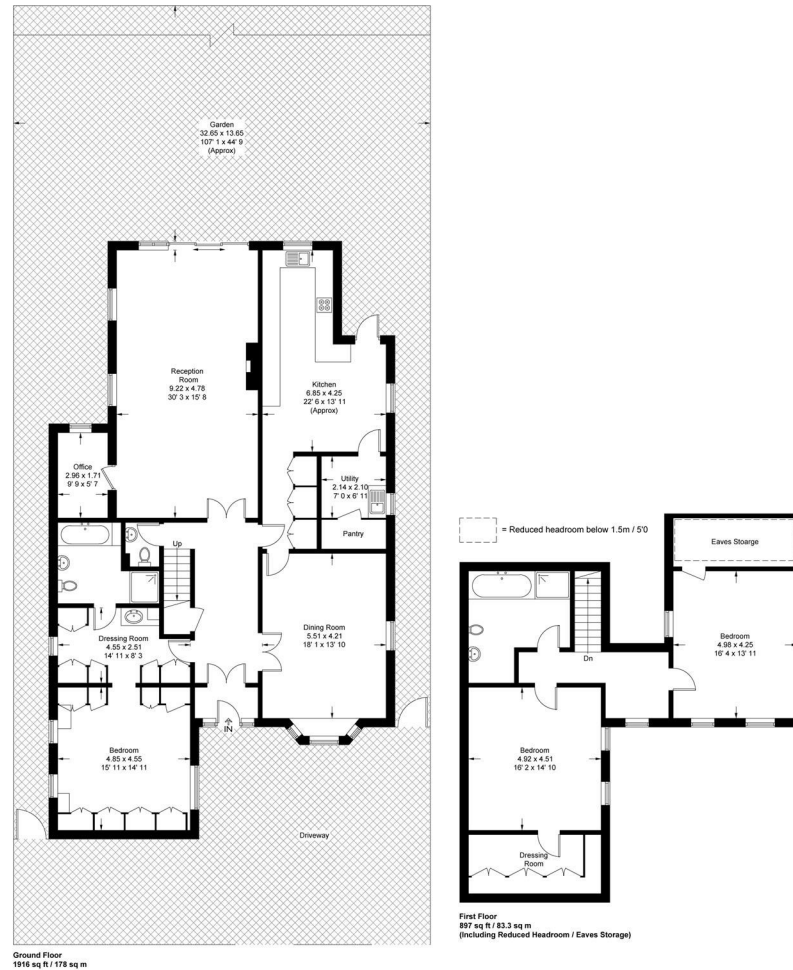
16'2" x 14'10"

## Grove Park

Approximate Gross Internal Area = 2752 sq ft / 255.6 sq m  
(Excluding Reduced Headroom / Eaves Storage)

Reduced Headroom / Eaves Storage = 61 sq ft / 5.7 sq m

Total = 2813 sq ft / 261.3 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.