



## Osprey Close, Wanstead

£500,000 Freehold

- Semi-detached house
- Two double bedrooms
- Formal reception and additional conservatory
- Close to Wanstead High Street and George Lane
- 0.8 Miles to South Woodford Station
- Cul-de-sac location
- Allocated parking spaces
- Gated side access
- 0.7 Miles to Snaresbrook Station
- Chain free

**\*SOLD BY PETTY SON & PRESTWICH\*** Tucked away at the end of a quiet cul-de-sac, Petty Son & Prestwich are pleased to bring to the market this smartly presented two-bedroom semi-detached home, complete with two allocated parking spaces.

Set within a peaceful turning, the property is ideally positioned just 0.7 miles from Snaresbrook Station and Wanstead High Street, and 0.8 miles from South Woodford Station and George Lane, placing excellent transport links, shops and amenities firmly within easy reach. The area is also well served by highly regarded schools, including Snaresbrook and Nightingale Primary Schools (approximately 0.3 and 0.6 miles respectively, both Ofsted rated 'Good').

The house itself enjoys a discreet position towards the rear of the cul-de-sac, tucked into a private pocket to the side of the road. A real advantage is the allocated parking space directly in front of the property, along with additional on-road parking.

Internally, the home is well presented throughout. An entrance porch leads into a bright and welcoming reception room, flowing through to a modern kitchen/breakfast room.

To the rear, a conservatory provides generous dining space and would work equally well as a second reception room or playroom, overlooking the low-maintenance garden. The garden has been neatly arranged with decking and decorative pebbles, and benefits from gated side access to the front.

Upstairs, there are two well-proportioned double bedrooms, both with fitted storage, along with a contemporary first-floor shower room, with additional loft storage providing useful extra space.

EPC Rating: C69

Council Tax Band: D

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

Reception Room

14'1" x 12'10"

Kitchen

9'6" x 12'10"

Conservatory

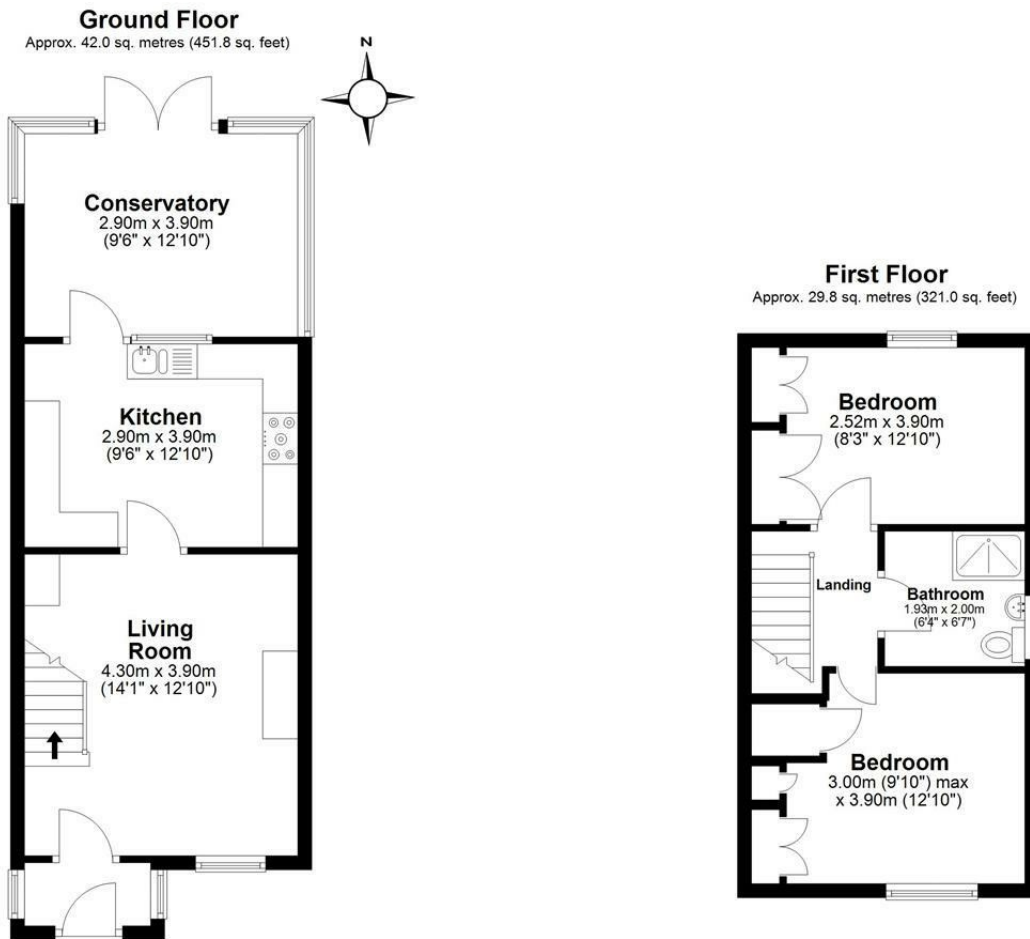
9'6" x 12'10"

Bedroom

9'10" x 12'10"

Bedroom

8'3" x 12'10"



Total area: approx. 71.8 sq. metres (772.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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.

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**Osprey Close**