Total area: approx. 104.8 sq. metres (1128.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Plan produced using PlanUp.

Oak Hall Road

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020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908

Oak Hall Road, Wanstead

Offers In Excess Of £985,000 Freehold

- Three double bedrooms
- Central Wanstead location
- Downstairs toilet
- Potential to extend (STPP)
- Edwardian house
- Two stunning reception rooms
- Cellar
- 0.2 miles to Wanstead Central line Station

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Oak Hall Road, Wanstead

SOLD BY PETTY SON & PRESTWICH Positioned in one of central Wanstead's desirable locations, Petty Son & Prestwich are delighted to offer this charming mid-terrace Edwardian home, where character meets comfortable modern living.

3 1 2 C Council Tax Band: E

With three generous double bedrooms, two inviting reception rooms and an array of original features, this is a home that immediately feels both welcoming and full of personality. Perfectly placed for enjoying all that Wanstead has to offer, George Green is just 0.1 miles away, providing wonderful open green space practically on the doorstep, while Wanstead Central Line Station is approximately 0.2 miles away.

With excellent transport connections, including local bus routes and easy access to the M11, M25 and North Circular, the location is as convenient as it is desirable. The area is particularly well suited to families, with an excellent choice of nurseries and schools close by. Little Bears and Treehouse Nursery School are all within approximately 0.3 miles, with Wanstead High School just 0.2 miles away. A selection of popular primary schools, including Wanstead Church School, Our Lady of Lourdes and Nightingale Primary School, can all be found within a 1.2-mile radius, with all listed schools rated Good or Outstanding by Ofsted. From the moment you arrive, the property has a wonderful sense of charm.

The distinctive double box-bay frontage, sash windows and pretty brick-walled front garden create an instantly appealing first impression, with a pathway leading to the characterful tiled entrance porch. Inside, the two elegant reception rooms provide wonderful spaces in which to relax and entertain, both boasting high ceilings, handsome feature fireplaces and bespoke fitted shelving and cabinetry within the alcoves.

The front reception room is particularly striking, with a beautiful box-bay window drawing in plenty of natural light, while the generous rear reception room features attractive patio doors opening onto the garden. At the heart of the home is a modern kitchen/diner, thoughtfully designed for everyday family life and entertaining. White high-gloss wall and base units are paired with a rich dark wood-effect work surface and complementary flooring, while a skylight brings an abundance of natural light into the room. Direct access to the garden further enhances the space, creating an easy connection between the kitchen and outdoors. A useful downstairs cloakroom and access to a handy cellar completes the ground floor.

Upstairs, the split-level landing leads to three comfortable double bedrooms. The principal bedroom is a particularly lovely space, stretching across the full width of the house and featuring its own attractive fireplace, creating a warm and cosy focal point. The remaining bedrooms offer plenty of flexibility for family, guests or working from home, while a fully tiled family bathroom with a white suite completes the first floor.

Outside, the rear garden is a real delight and feels like a peaceful green retreat away from the bustle of everyday life. A combination of paved seating areas and a central lawn provides plenty of space for outdoor dining, relaxing or entertaining, while raised beds bring wonderful pops of colour. Mature planting and established borders add privacy and create a wonderfully tranquil atmosphere.

For those looking to create their forever home, the property also presents an exciting opportunity to unlock significantly more space in the future. In keeping with many of the neighbouring homes, there is potential, subject to the necessary planning consents, to extend to the rear and create two further bedrooms within the loft. Whether you choose to enhance the home now or gradually adapt it as your needs evolve, the possibilities are considerable, offering the rare opportunity to shape and personalise a much-loved Wanstead home for years to come.

EPC Rating: C71
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
13'7" x 11'6"

Kitchen
22'12" x 9'4"

Dining Room
12'11" x 10'2"

Bedroom
13'6" x 15'

Bedroom
13'1" x 9'4"

Bedroom
9'10" x 10'2"