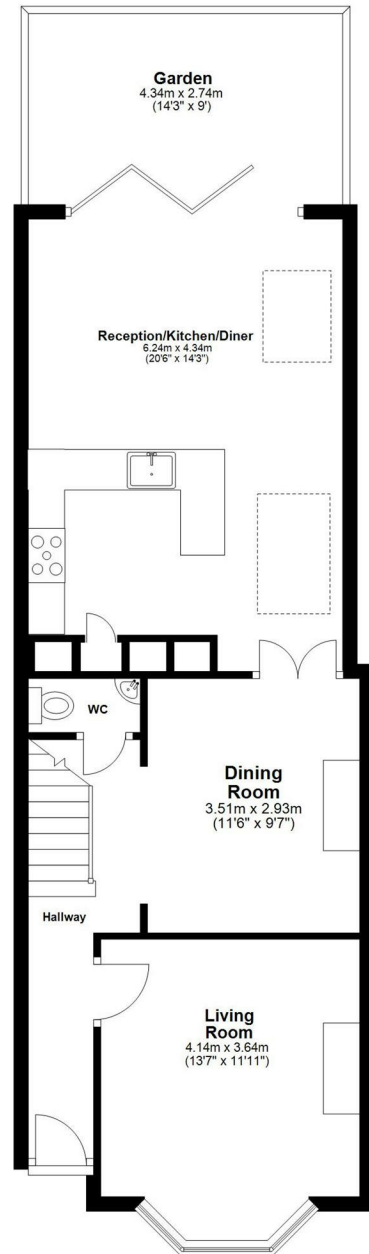
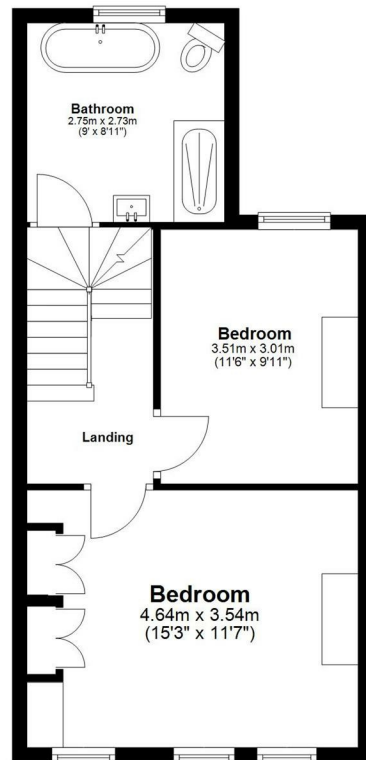


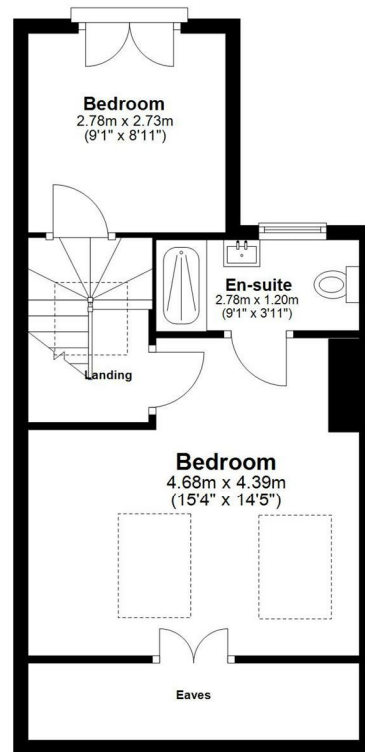
Ground Floor
Approx. 60.2 sq. metres (648.1 sq. feet)
(excluding Garden)



First Floor
Approx. 40.8 sq. metres (439.5 sq. feet)



Second Floor
Approx. 33.9 sq. metres (364.5 sq. feet)
(excluding Eaves)



Total area: approx. 134.9 sq. metres (1452.1 sq. feet)
Wellesley Road



Wellesley Road, Wanstead

Offers In Excess Of £1,250,000 Freehold

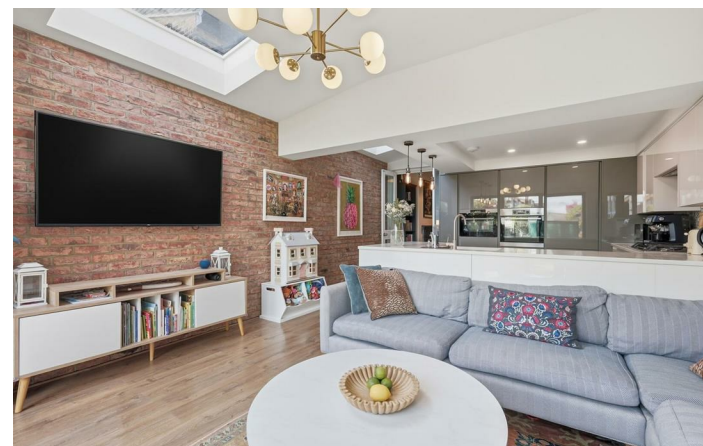
- Four double bedrooms
- Elegant sitting room
- En-suite shower room
- Quality integrated appliances
- Delightful garden with rear access
- Stunning kitchen/dining room
- Dining room
- Luxury family bathroom
- Off street parking
- 0.2 miles to High Street & 0.3 miles to Central Line Stations

Wellesley Road, Wanstead

SOLD BY PETTY SON & PRESTWICH Petty Son and Prestwich are delighted to present this stunning four double bedroom/two bathroom period home located in the heart of the highly sought after Wanstead Village. Beautifully presented and updated to a high standard this home is surely one not to be missed.



Council Tax Band: E



SOLD BY PETTY SON & PRESTWICH Positioned on the tree-lined Wellesley Road, this characterful Victorian home is just a short stroll to Wanstead's vibrant High Street (0.2 miles) and both Wanstead and Snaresbrook Station (0.4 miles and 0.3 miles respectively). Once through the front the space offered and the standard of accommodation can be fully appreciated. The welcoming entrance hallway with useful guest cloakroom serves two reception rooms. The stylish and elegant sitting room boasts a working fireplace with cast iron with bespoke cupboards and shelving to either side providing good storage. The large, shuttered bay window ensures the room is flooded by natural light. The hallway is open plan to the dining room, also boasting a fireplace and plenty of space for more formal dinner parties.

As you venture into the rear of the house you will discover the true heartbeat of the home with a stunning sitting area enjoying garden views and being open to the kitchen/breakfast area. The real wow factor is the home's modern and stylish kitchen, which blends high gloss, two tone cabinets with crisp quartz work surfaces and pretty tiled splash backs. Quality integrated appliances include oven, combination microwave oven, five ring hob, dishwasher and washer/dryer. An insulated exposed brick wall gives the area a contemporary feel. Two large skylights allow in plenty of light and bi-fold doors enable the internal and external space to effortlessly become one creating the perfect light and spacious family living area. There is also underfloor heating throughout the rear extension.

Moving to the first floor you will discover two double bedrooms, the front with three shuttered arched windows and fitted wardrobes with t.v. display unit, the rear bedroom featuring a cast iron fireplace and fitted wardrobes. The fully tiled family bathroom is simply stunning and is large enough to easily accommodate the large bathtub and walk in rainfall shower.

The loft has been beautifully and thoughtfully extended to create a further two double bedrooms, the rear boasting a Juliette balcony providing far reaching views whilst the front bedroom features fitted wardrobes and a fully tiled en-suite shower

room.

A pretty rear garden commences with a spacious terrace providing plenty of room for a table and chairs. The garden is mainly laid to lawn bordered by planting beds. There is a garden shed providing useful storage and a rear gate allowing pedestrian access. The block paved frontage has electrics for an EV car charging point and provides off road parking. Transport links include Wanstead and Snaresbrook Central Line Stations, Local bus routes and road links including M11, M25 and North Circular.

EPC Rating: E54
Council Tax Band: E

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

Living Room
13'7" x 11'11"

Dining Room
11'6" x 9'7"

Kitchen/Diner
20'6" x 14'3"

Bedroom
15'3" x 11'7"

Bedroom
11'6" x 9'11"

Bedroom
15'4" x 14'5"

Bedroom
9'1" x 8'11"