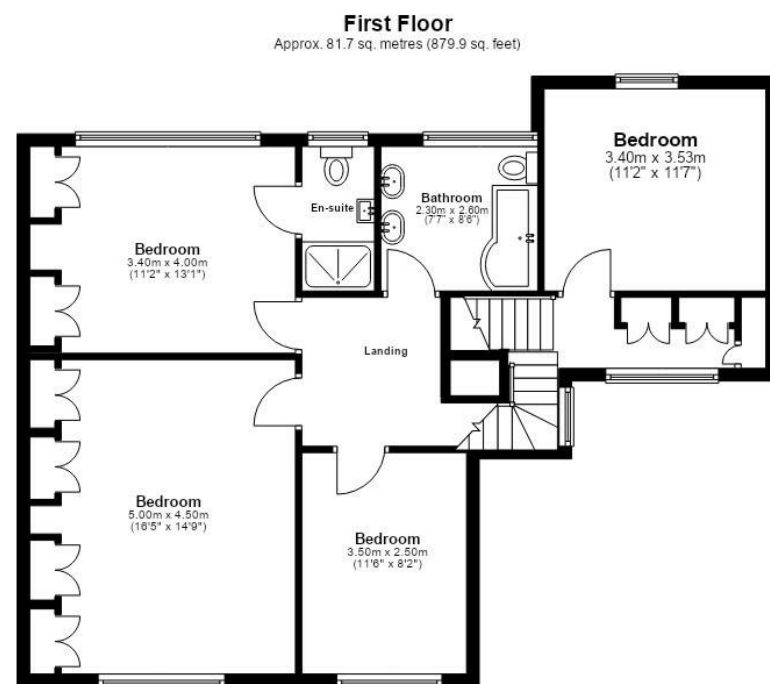
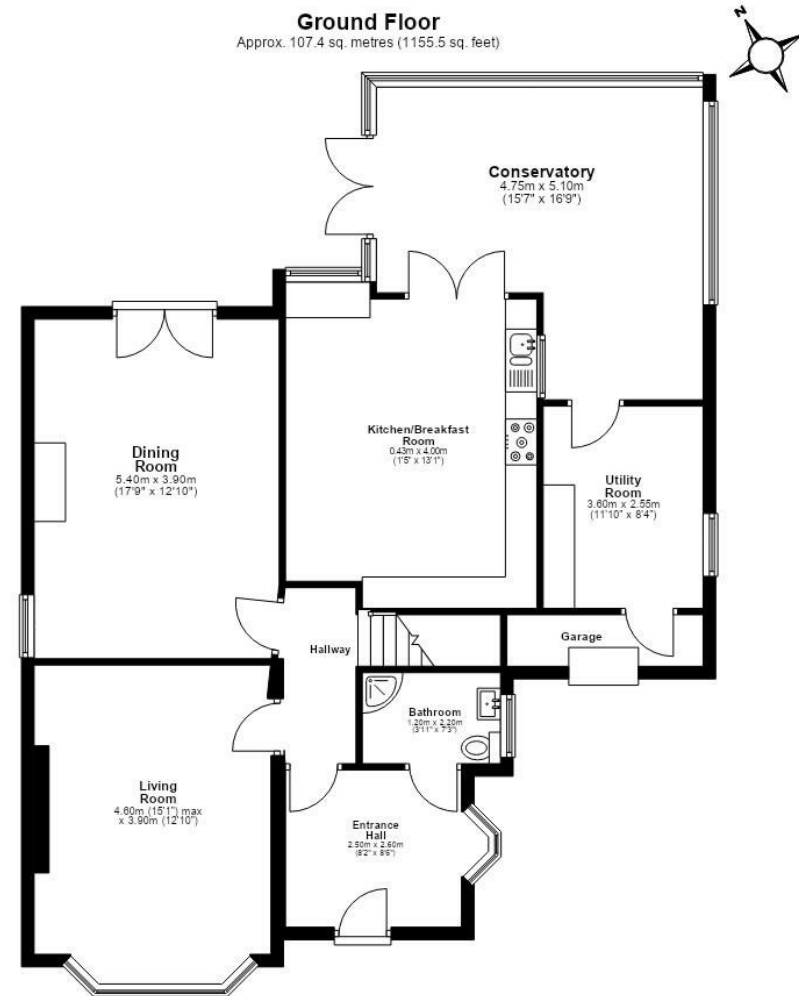




Total area: approx. 189.1 sq. metres (2035.4 sq. feet)

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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Hollybush Close



Hollybush Close, Wanstead

£1,475,000 Freehold

- Four bedroom family home
- Three reception rooms
- Separate utility room
- Sought after cul-de-sac location
- Ground floor shower room
- Large rear garden
- Chain free
- 0.3 miles to Snaresbrook Underground Station

Hollybush Close, Wanstead

An impressive detached family home in a sought-after Wanstead location. Tucked away in an beautiful, quiet cul-de-sac in sought-after Wanstead, this attractive detached residence offers an exceptional combination of space, character and convenience. The property boasts four generous bedrooms, three reception rooms, a spacious kitchen/diner, separate utility room and an en-suite shower room to the principal bedroom.

 4

 3

 4

 E

Council Tax Band: F



Despite its peaceful and secluded setting, the property is superbly positioned just 0.3 miles from Snaresbrook Station and Wanstead High Street, renowned for its excellent selection of independent shops, cafés, bars and local amenities. A number of highly regarded schools are also within easy reach, including Forest School and Snaresbrook Preparatory School, both approximately 0.5 miles away, alongside Wanstead Church School and Snaresbrook Primary School, situated around 0.8 miles from the property.

Set amongst an attractive collection of established homes, the property boasts an appealing mock-Tudor façade, complemented by contrasting brickwork, two attractive bay windows and a distinctive tiered frontage. A generous driveway provides ample off-street parking, further enhancing the home's practicality and kerb appeal.

Upon entering, the impressive entrance hallway immediately sets the tone, featuring original panelling and a charming side bay window that lends a wonderful sense of character and grandeur. From here, the accommodation unfolds into a substantial through lounge, where white walls are beautifully complemented by original dark wood parquet flooring. The generous proportions offer excellent versatility, with the option to create two separate reception rooms to suit individual family needs.

To the rear, the spacious kitchen/diner forms the heart of the home, offering an abundance of worktop space and storage within attractive cream shaker-style cabinetry. A striking black worktop and matching range cooker provide a stylish contrast, while the coordinating black-and-white tiled flooring completes the look. The generous layout provides an ideal setting for everyday family life and entertaining alike.

The kitchen/diner flows seamlessly into a large conservatory, creating an additional reception space that is perfectly suited to relaxed summer dining and entertaining, with pleasant views across the rear garden. A separate utility room, discreetly incorporated off of the conservatory provides a practical space for laundry appliances and household essentials, while retaining the attractive garage-style façade to the front that offers valuable storage space. A fully tiled contemporary ground-floor shower room completes the accommodation on this level.

Upstairs, the first floor comprises four spacious bedrooms, two of which are generous doubles with fitted

wardrobes. The principal bedroom further benefits from its own en-suite shower room, providing an added touch of convenience and privacy. The family bathroom is particularly impressive, featuring contemporary full-height tiling, a striking dual vanity unit with dark wood cabinetry and illuminated feature detailing. Generously proportioned and finished with a modern aesthetic, it provides a stylish and luxurious space for the whole family.

Combining generous accommodation, attractive period-inspired features and a peaceful yet exceptionally convenient location, this appealing Wanstead home offers a wonderful opportunity for families seeking space, versatility and access to excellent local amenities, transport links and schools.

EPC Rating: E43
Council Tax Band: F

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

Living Room
15'1" x 12'10"

Dining Room
17'9" x 12'10"

Kitchen/Breakfast Room
15'1" x 13'1"

Utility Room
11'10" x 8'4"

Conservatory
15'7" x 16'9"

Bedroom
11'2" x 13'1"

Bedroom
16'5" x 14'9"

Bedroom
11'2" x 11'7"

Bedroom
11'6" x 8'2"