



Reydon Avenue, Wanstead

Asking Price £950,000 Freehold

- Stunning, linked-semi-detached period home
- Three bedrooms with room to extend (STPP)
- Two formal receptions
- Contemporary bathroom with separate
- 0.3 Miles to Wanstead High Street & station
- Immaculate presentation throughout
- Off road parking and attached garage
- Kitchen with separate utility and W.C
- Landscaped rear garden
- 0.7 Miles to Nightingale and Wanstead Church School's

Petty Son & Prestwich are delighted to offer this charming three bedroom character property with attached garage. Immaculately presented and just 0.3 Miles from Wanstead High Street.

Enjoying open views over the tennis courts and Nutter Field to the rear, it's hard to believe this peaceful setting is just 0.3 miles from Wanstead High Street, where Central line connections, independent retailers, cafés, bars and restaurants are all within easy reach.

The property is also well placed for both commuters and families, with respected local schools including Nightingale Primary School and Wanstead Church School located around 0.7 miles away.

Behind its charming walled front garden and covered entrance porch, the property reveals interiors that have been thoughtfully designed and impeccably maintained, allowing a new owner to move straight in and immediately enjoy the home. The ground floor opens with a spacious and light-filled entrance hall, leading through to two refined reception rooms.

To the front, a formal living room features a striking bay window fitted with plantation shutters and a central fireplace, while the dining room to the rear enjoys double doors opening directly onto the landscaped garden. A decorative iron and glass canopy extends over the raised terrace, creating a natural transition between indoor and outdoor living during the warmer months.

Positioned alongside the dining room you will discover the kitchen and separate utility area with convenient guest W.C. Arranged in an efficient C-shaped layout, providing extensive cabinetry and worktop space across three sides, the kitchen is well designed, whilst the proportions comfortably allow for more than one person to cook at the same time.

Upstairs, the first floor comprises three bedrooms two generous doubles and a single room, each finished with a combination of fitted wardrobes, plantation shutters and individual decorative touches. Hardwood flooring and tiled surfaces continue throughout this level, offering both practicality and ease of maintenance, particularly suited to pet owners or allergy sufferers. A stylish family bathroom serves the floor, complete with a freestanding bath, separate shower enclosure and wall-mounted W.C.

The loft currently provides useful storage space, though there is potential to extend both upwards and to the rear ground floor in future (STPP).

Outside, the property benefits from off-street parking for one vehicle, a side garage, and a beautifully landscaped rear garden featuring mature planted borders, a covered patio area and an additional raised seating terrace with a substantial storage shed.

EPC Rating: D66

Council Tax Band: E

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

Reception Room

13'1" x 12'1"

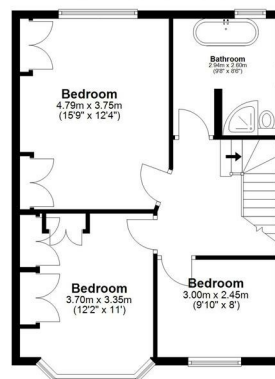
Garden
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garden Approximate)



Ground Floor
Approx. 78.1 sq. metres (841.1 sq. feet)



First Floor
Approx. 55.5 sq. metres (597.6 sq. feet)



Total area: approx. 133.7 sq. metres (1438.7 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/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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