



## Chaucer Road, Wanstead

Offers In Excess Of £1,100,000 Freehold

- Four bedroom Victorian House
- Central Wanstead location
- Stunning rear extension
- Side access
- Utility room and downstairs WC
- 0.2 miles to Wanstead High Street

*Positioned on a picturesque Victorian tree-lined road moments from the beautiful Christ Church Green, this exceptional four-bedroom end-of-terrace period residence is a masterclass in architectural elegance and contemporary living.*

From the outset, the home makes a striking impression. An imposing and beautifully restored façade showcases ornate period detailing, an elegant double sash bay window and a meticulously tiled pathway that leads to an exquisite stained-glass front door.

Beyond the threshold, the interior unfolds with effortless sophistication, where original character blends seamlessly with modern luxury. The front reception room is bathed in natural light through bespoke plantation shutters that frame the bay window. Subtle grey tones are set against a bold black fireplace, while rich solid oak flooring brings warmth and depth, creating a space that feels both timeless and contemporary.

The ground floor flows seamlessly with a discreetly designed utility room and guest cloakroom before revealing the true centrepiece of the home, which is the large rear extension. This expansive kitchen, dining and family space is flooded with natural light from oversized rectangular skylights and full-width bi-folding doors, dissolving the boundary between indoors and out. Exposed brickwork adds texture and character, industrial-style radiators introduce a modern edge, and the layout has been carefully curated for both entertaining and relaxed family life. Sleek, white high-gloss handleless cabinetry is paired with elegant light grey speckled granite worktops, with the kitchen subtly zoning the space while remaining visually open and connected.

To the first floor, two beautifully proportioned double bedrooms are accompanied by a striking family bathroom, with a freestanding bath taking centre stage and complemented by a Crittall-style shower, crisp white metro-tiled walls and bold black-and-white chequered flooring.

The loft has been converted to create two additional bedrooms, both offering excellent storage and flexibility, ideal for growing families, guests or stylish home offices.

To the rear, the landscaped garden provides a serene outdoor retreat, thoughtfully arranged with a blend of lawn and two patio areas, enhanced by side access, allowing for ease of use and practical storage without compromising on aesthetics. Perfectly positioned just moments from Wanstead High Street's vibrant mix of boutiques, cafés, bars and restaurants, and within easy reach of Wanstead and Snarebrook Central Line stations, the property is also ideally located for a selection of highly regarded schools, including Wanstead High School (approximately 0.7 miles away), Our Lady of Lourdes Primary School (around 0.3 miles away) and Wanstead Church School, just 0.2 miles away. This remarkable home offers an exceptional lifestyle in one of East London's most coveted residential enclaves.

EPC Rating: D55  
Council Tax Band: E  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

Reception Room  
12'6" x 10'10"



Total area: approx. 123.6 sq. metres (1330.5 sq. feet)

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