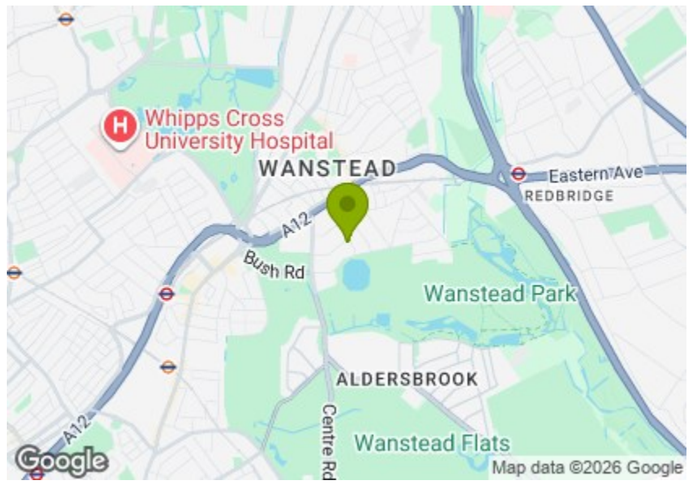
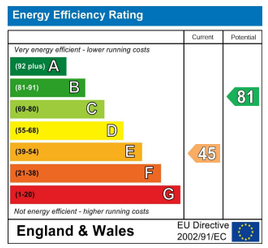
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Total Area (Excluding Eaves Storage): 171.3 m² ... 1843 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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# SEAGRY ROAD, WANSTEAD

## Offers In Excess Of £1,350,000 Freehold

## 5 Bed House - Semi-Detached

### Features:

- Semi-detached Freehold House
- Five Bedrooms
- Close to Wanstead Station
- Chain Free
- Potential to Extend STP
- Side Access
- Downstairs WC
- Driveway
- Close to Wanstead Park
- West Facing Garden

Tucked away in a popular residential pocket close to Wanstead station and the beautiful open spaces of Wanstead Park, this substantial five-bedroom semi-detached home offers around 1,843 square feet of versatile living space, a south-facing garden, driveway, side access and plenty of potential to extend, subject to the usual permissions.

There's a good balance of living and bedroom space, with three separate reception areas on the ground floor, a well-sized kitchen, downstairs WC and four bedrooms on the first floor. The converted loft provides a generous master with its own en-suite, while the garden is perfectly secluded, with the wider backdrop just as appealing.

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IF YOU LIVED HERE...

Behind the smart driveway and classic frontage, the first reception room is a great space for relaxing, with a bay window bringing in plenty of natural light, as well as charming features like the ornate radiator cover. A second reception sits alongside the kitchen, giving you useful flexibility for more family life, while towards the rear there's a further reception room which would make a great play room or dining spot.

As for the kitchen, it's a practical, well-proportioned room, with plenty of room for storage and prep. There's also a handy downstairs WC, as well as built-in storage.

Outside, the south-facing garden is a real bonus, with a generous stretch of lawn, patio, mature foliage for seclusion and plenty of storage. There's also a driveway to the front, and the side access is particularly useful.

Upstairs, the first floor provides four bedrooms, including one with generous built-in storage at the front. The family bathroom is particularly impressive since it has both a bathtub and separate shower.

Head up again to the loft and you'll find the fifth bedroom, with its own en-suite shower room and useful eaves storage.

Location-wise, you're well placed for everything that makes Wanstead so popular. Wanstead station is within easy reach for Central line services towards the City and West End, while Wanstead Park provides beautiful green space for walks, picnics and weekend wandering.

Wanstead High Street is also close by, with its independent shops, pubs and restaurants, giving you plenty of reasons to stay local.

WHAT ELSE?

- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area - this is one of the main reason why the area is so popular.
- Drivers benefit from being around 10 minutes from the North Circular.
- Provender Restaurant is a long-standing favourite for something special, while Bobo & Wild is a good option for coffee, brunch or a more casual meal. For a local pint, The Cuckfield is right on the High Street.



A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep.
I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around.
I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest.
There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 ASSISTANT BRANCH MANAGER

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**Reception**
14'5" x 15'3"

**Downstairs WC**

**Reception**
11'8" x 15'2"

**Kitchen**
7'6" x 12'11"

**Reception**
6'7" x 12'3"

**Bedroom**
12'9" x 15'3"

**Bathroom**
5'9" x 8'3"

**Bedroom**
9'8" x 8'5"

**Bedroom**
11'8" x 15'2"

**Bedroom**
17'8" x 18'1"

**Ensuite**
6'8" x 7'3"

**Eaves Storage**

**Eaves Storage**

**Garden**
approx 69'2" x 25'1"

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