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Wellesley Road, Wanstead

Offers In Excess Of
£950,000

Bedrooms : 2

Receptions : 2

Bathrooms : 2

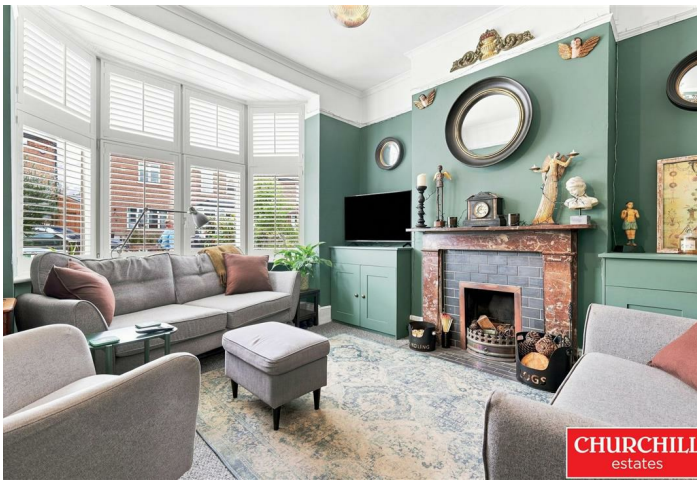
Tenure : Freehold

Floor Area : 1099.60 sq ft

Local Authority : Redbridge

Council Tax Band : E

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Churchill Estates are delighted to bring to the market this stunning brick fronted period home, ideally positioned in the heart of Wanstead Village.

This truly special property offers a wonderful combination of original character, stylish modern living and a fantastic family friendly layout. Beautifully presented throughout and thoughtfully extended to the rear, the accommodation has a wonderfully warm and welcoming feel that can only really be appreciated when viewed in person.

The ground floor offers two impressive reception rooms, both retaining beautiful period features and fireplaces. The front reception room benefits from a charming bay window, while the second reception room features its own shower room, which also benefits from a skylight.

To the rear, the property has been thoughtfully extended by the current owners to create a stunning kitchen diner, forming the heart of the home. The kitchen offers an excellent range of fitted units, generous worktop space and integrated appliances, with a skylight providing plenty of natural light. Striking black Crittall-style doors open directly onto the landscaped garden, while the adjoining pantry/utility space, also featuring a skylight, provides excellent additional practicality.

The landscaped rear garden is a real highlight offering a private, peaceful and low-maintenance outdoor space. Particularly rare for a property so conveniently located close to the High Street the garden is not directly overlooked from the rear, with no property facing into the garden. There is also a rear gate providing direct access to a small alleyway which is particularly useful when carrying out any future works to the property, as well as making entertaining and moving items to and from the garden particularly convenient.

Upstairs the main bedroom occupies the full width of the house and is a particularly bright and spacious room, featuring three windows and excellent built-in storage. The second bedroom is also a generous double, while the exceptionally large family bathroom is positioned at the rear of the property, immediately as you reach the top of the stairs.

There is also potential to extend into the loft, subject to the necessary planning permissions, offering further scope for the next owner to enhance this already impressive home.

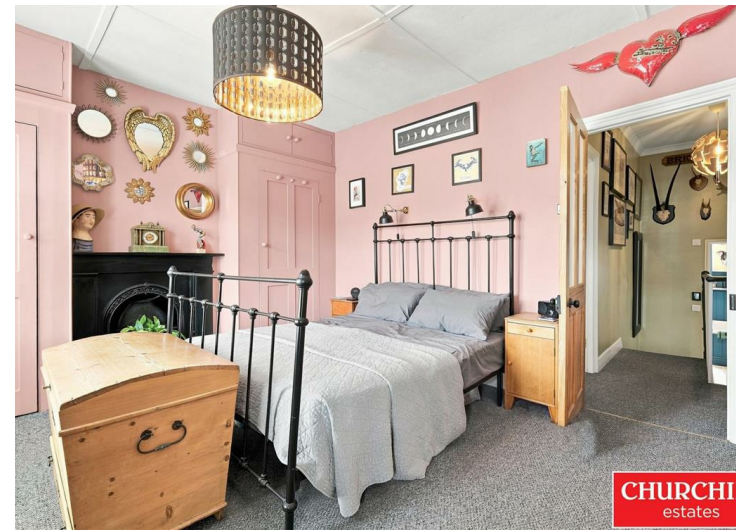
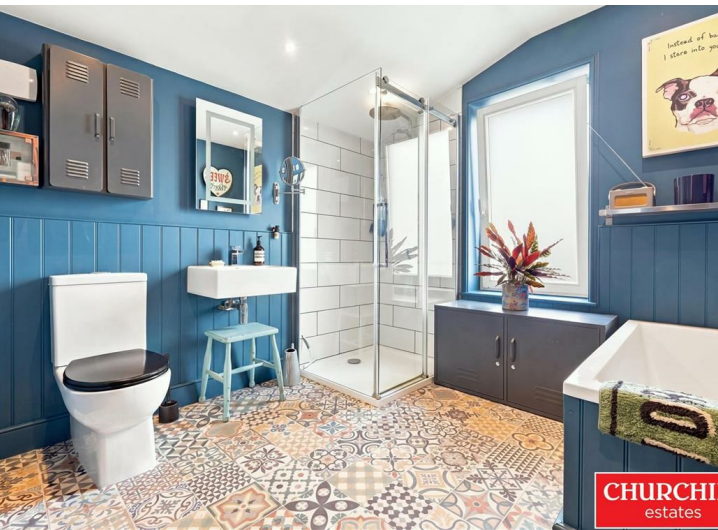
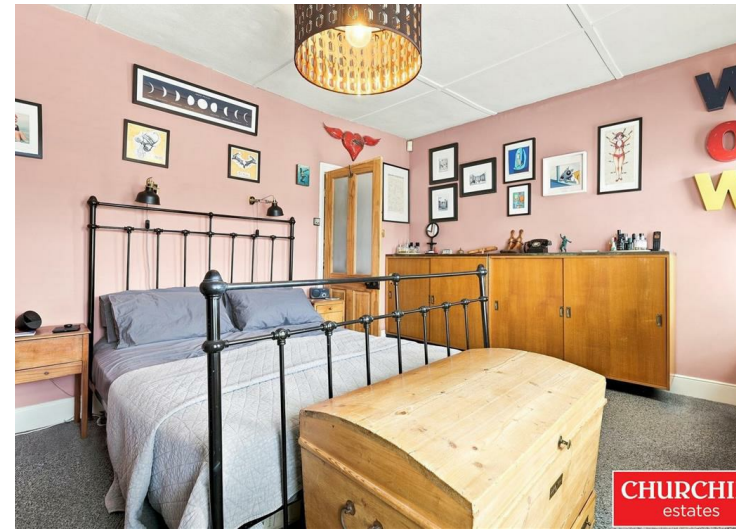
The location is exceptionally well suited to families, with Wanstead Church School approximately 0.2 miles away, Snaresbrook Primary School around 0.4 miles and Our Lady of Lourdes RC Primary School approximately 0.5 miles. Wanstead High School is also around 0.6 miles away.

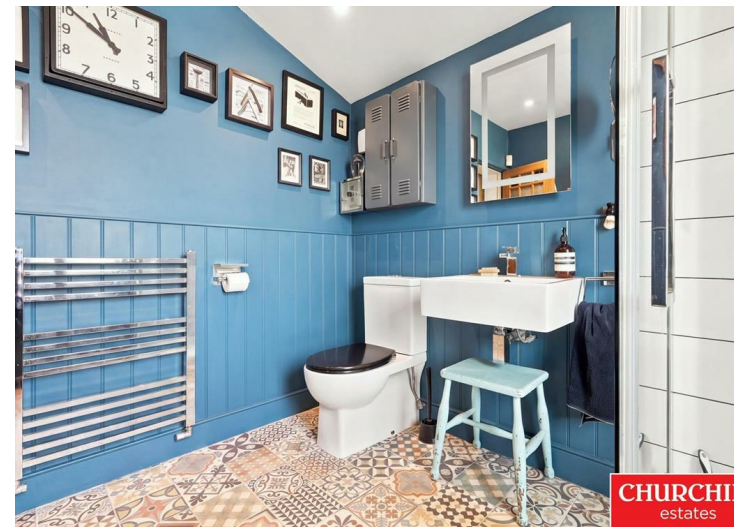
Set on one of Wanstead's most sought-after residential streets, where properties of this calibre rarely become available, the house is just moments from Wanstead High Street and its excellent selection of independent shops, cafes, restaurants and amenities. Snaresbrook Underground Station is approximately 0.2 miles away, with Wanstead Underground Station around 0.4 miles away.

Homes of this nature rarely come to the market and we strongly recommend an internal viewing to fully appreciate the generous proportions, excellent layout and warm family atmosphere this wonderful home has to offer.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.



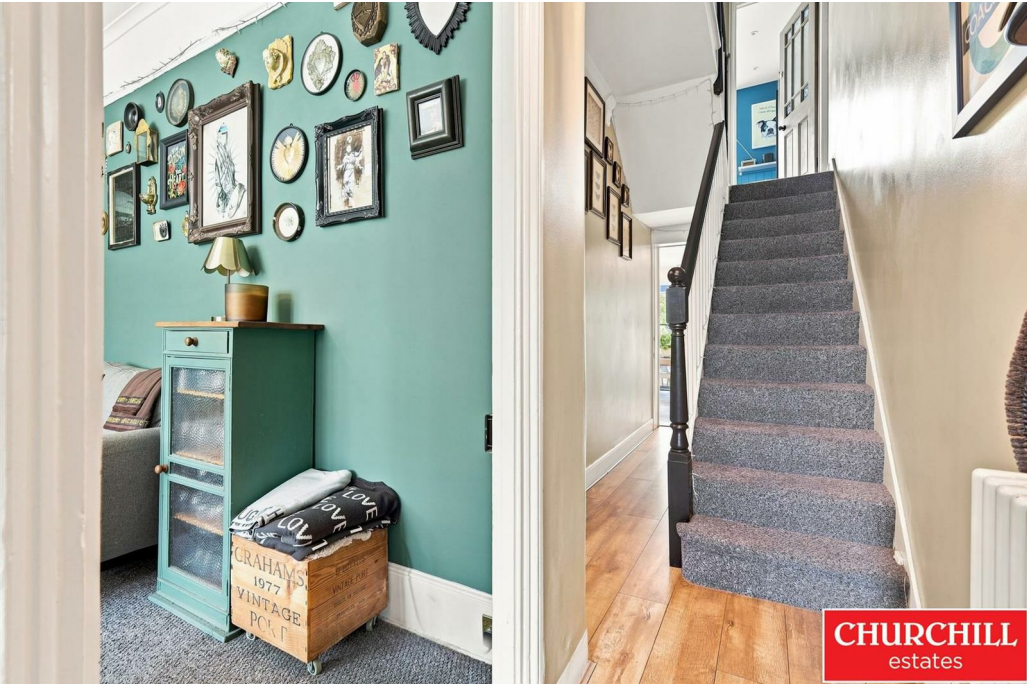


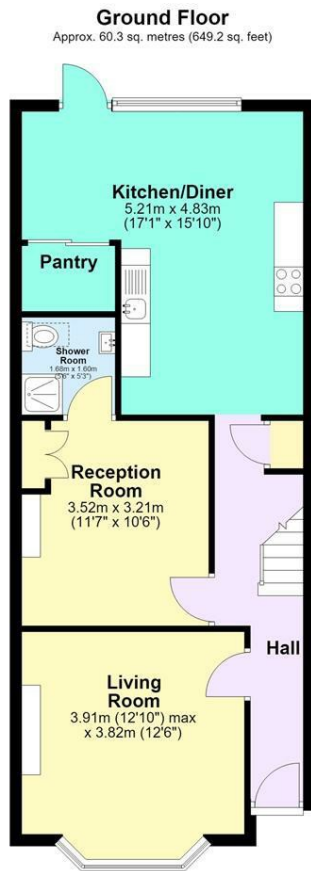


- Stunning brick fronted period home in the heart of Wanstead Village
- Two generous reception rooms both featuring attractive period features
- Impressive kitchen diner with adjoining pantry/utility space & black Crittall-style doors
- Both bedrooms include excellent built-in storage
- Wonderfully private landscaped garden with gated access to the rear

- Beautifully presented throughout and thoughtfully extended to the rear
- Front reception with a charming bay window & second reception with adjoining shower room
- Two generous double bedrooms, main bedroom spanning the full width of the house
- Exceptionally large family bathroom positioned at the rear of the first floor
- One of Wanstead's most sought after streets where properties rarely become available

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Total area: approx. 102.2 sq. metres (1099.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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