



ADDISON ROAD, WANSTEAD

Positioned on this picturesque, tree lined street in Central Wanstead, Petty Son and Prestwich are proud to offer this attractive period home. To the front of the property the decorative brickwork, detailing around the sash windows and archway it is clear the home has been well looked after and much of the character has been retained. Leading from the entrance hall into the home much of the detailed plasterwork has been picked out in gold, drawing your eye towards the high ceilings, whilst the ornate metalwork staircase adds a further elegance to the room. The separate lounge and dining room also retain the original cornicing and there are impressive fireplaces in each of the rooms. Both rooms can be opened up and connected by way of double doors or closed off to allow more private reception space or hide the toys away in the playroom! To the rear there is a good sized kitchen with an additional bathroom, perfect for visiting guests, and a spacious conservatory overlooking the pretty back garden. There is further potential to open up the kitchen to create a much larger kitchen/dining area for those that prefer more open plan living (STPC). To the first floor there are three good sized bedrooms, all of which enjoy traditional sash windows and a well-equipped family bathroom. There is further potential to extend into the loft (STPC). To the rear of the property there is a South facing, well-kept, low maintenance garden which is a mix of patio, gravel and shrubs.

OIEO £775,000 FREEHOLD

- Three double bedrooms • Three reception rooms • Two bathrooms
- Period terraced home • Desirable location • Further scope to develop (STPC)
 - Close to Wanstead High Street and both Central Line Stations
- South facing garden • Period features • Double glazed throughout

Room Sizes

Lounge - 13'6 into bay x 11'9

Dining Area - 11'11 x 10'2

Kitchen - 11'4 x 10'8

Conservatory - 12'1 x 6'11 max

Bedroom One - 15'9 x 13'6

Bedroom Two - 11'11 x 10'2

Bedroom Three - 12'1 x 11'2



Total area: approx. 117.4 sq. metres (1263.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approx. and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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