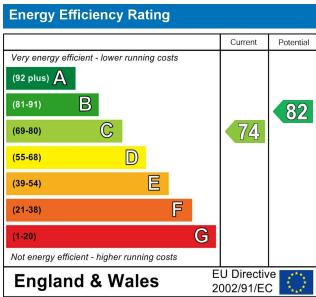




Total Area (Excluding Eaves Storage): 111.7 m² ... 1202 ft²

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.



COWLEY ROAD, WANSTEAD

Offers In Excess Of £900,000 Freehold

4 Bed House



Features:

- Four Bedroom House
- Beautifully Converted Loft
- Two Stunning Bathrooms
- Through Reception
- Modern Kitchen
- Sought After Road
- Wanstead Location
- Close to Snaresbrook Tube

Tucked away on a peaceful street in leafy Wanstead, this beautifully finished four-bedroom home strikes just the right balance between calm and connected. Step outside and you're moments from the independent shops, cafés, and green spaces of Wanstead High Street. Need to get across town? Snaresbrook and Wanstead Stations (Central Line) are just a short walk away.

Inside, the 1202 sq ft layout offers space that works hard and looks good doing it. Highlights include a large open-plan reception perfect for entertaining, a smartly designed loft conversion, and two standout bathrooms with serious attention to detail and underfloor heating. There's even an integrated water softener. Every inch feels considered—stylish, comfortable, and ready to move into.

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IF YOU LIVED HERE...

Tucked away on a quiet residential street in sought-after Wanstead, you're perfectly placed for both calm and connection with both Snaresbrook Station (7 minutes) and Wanstead Station (10 minutes) on the Central Line within easy reach.

Step inside and you're greeted by a light-filled through-reception room. A large bay window fitted with crisp white plantation shutters lets in the morning sun without sacrificing privacy, while a second window gives the space a lovely dual-aspect glow. The warm wood flooring runs the length of the room, drawing the eye towards an original fireplace framed in a simple white mantel—elegant and inviting. Just beyond, the kitchen keeps things classic and functional. Think solid wood worktops, white cabinetry, and mosaic tile detailing—clean, practical, and timeless. The adjacent conservatory opens directly onto the garden through double doors—ideal for summer evenings and casual gatherings.

Upstairs, you'll find two generous double bedrooms. The larger sits at the front, complete with built-in storage and another character fireplace. The bathroom on this level is all about understated luxury—floor-to-ceiling tiling in soft tones, a freestanding tub, a walk-in shower, and polished brass fixtures that add just the right touch of glamour. The marble-topped vanity doesn't hurt, either.

Head up again, and the loft conversion is a standout. Flooded with light from Velux-style skylights, it's spacious, practical, and thoughtfully designed with built-in

wardrobes and eaves storage. There's another bedroom tucked at the rear with peaceful garden views, and a sleek second bathroom with Crittall-style glazing and black fittings—smart, modern, and right on trend.

The garden is a delightful, minimalist low-maintenance space with a patio giving way to artificial grass and a wooden shed at the rear.

WHAT ELSE?

- Wanstead High Street buzzes with a vibrant array of bars, award-winning restaurants, boutiques, and local amenities - you'll even find a greengrocer, butcher and fishmonger, so it's no wonder residents love its 'villagey' feel.
- The area also boasts excellent schools and an abundance of green spaces. History enthusiasts will enjoy exploring Wanstead Park, the site of King Henry VIII's childhood home. Now a beautiful part of Epping Forest it offers enchanting landscapes in every season.
- Wanstead and Snaresbrook Central Line underground stations provide direct routes to Liverpool Street in just 15 minutes and the West End in 35 minutes.
- For those travelling by car, the A12 and A406 are conveniently accessed nearby, ensuring seamless connections out of London.



A WORD FROM THE OWNERS...

"We've loved living here. It's a warm, friendly community where neighbours truly look out for one another. The high street is just a short stroll away, full of charming cafes, shops, and all the essentials. With excellent schools nearby and the underground only minutes away, it's the perfect blend of family life and city convenience."

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Reception
11'5" x 24'9"

Storage

Kitchen
8'8" x 9'2"

Conservatory
4'9" x 9'8"

Bathroom
7'10" x 8'10"

Bedroom
9'0" x 11'2"

Bedroom
14'1" x 11'1"

Bathroom
5'3" x 6'8"

Bedroom
13'4" x 18'10"

Bedroom
7'6" x 9'9"

Eaves Storage

Garden
30'6" x 15'10"



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