

HEREFORD ROAD, WANSTEAD

Offers In Excess Of £1,350,000 Freehold
3 Bed House - Semi-Detached



Features:

- Semi Detached 1920s House
- Three Double Bedrooms
- Beautifully Finished
- Sought After 'Counties' Neighbourhood
- Period Features
- Close to Wanstead High Street & Stations
- Landscaped South Facing Garden
- Powered Garden Studio
- Side Access

Perfectly nestled between the greenery of Roding Valley park and the charming amenities of Wanstead, this flawlessly designed three-bedroom 1920s house is bursting with character, benefiting from a south-facing garden with a powered studio at the rear, multiple living spaces, a utility room, ground floor WC, first floor bathroom, cellar, plus countless other features including spotless decor.

The charming shops, coffee shops, and amenities of Wanstead are just moments away. It also benefits from excellent transport links, with both Snaresbrook and Wanstead stations within easy reach.

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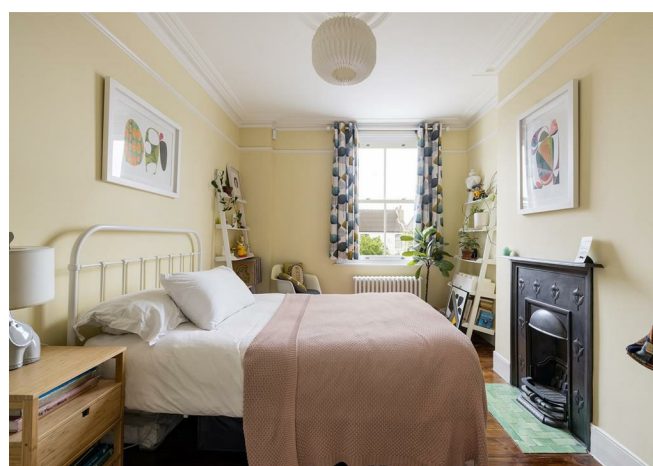
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IF YOU LIVED HERE...

You'll love the level of consideration that has gone into restoring this home in a timeless style that will continue to appeal for many years to come.

The large front reception room is bright and beautiful, featuring rich timber flooring and period details such as a ceiling rose and fireplace. The rear reception is equally striking, with a wood-burning stove and access to the conservatory via stunning Crittall-style doors.

Beyond that, the kitchen is a masterclass in simplicity, with sleek units and worktops. A separate utility area, alongside the ground floor WC, provides fantastic convenience, as does the cellar storage.

Outside, you'll find a beautiful south-facing garden with soothing shingle surrounded by beautiful leafy foliage. The fully powered garden room at the rear is hugely versatile and could be used in countless ways.

Back inside, on the first floor, there are three immaculately finished double bedrooms, as well as a family bathroom, impeccably designed with a roll-top bath.

Step outside and head towards Wanstead's village-style high street, where you'll find farmers' markets, cosy pubs, and expansive green spaces that feel a world away from the city. Despite this peaceful setting, both Wanstead and Snarebrook stations are just a short walk away, providing swift access to the City and West End via the Central line.

For local favourites, La Bakerie is a go-to for work-from-home days, while Provender Restaurant and The Cardamom Room are perfect for dining out. If you're in the mood for a takeaway, Tiffin Tin and Luppolo Pizza are local favourites. For a relaxed drink, The Cuckfield, a characterful converted 19th-century coaching inn, is just a short stroll away.

WHAT ELSE?

- The mix of independents and chains on the vibrant High Street means you'll never be stuck for any last minute essentials.
- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area - this is one of the main reasons why the area is so popular. Wanstead High School is close by
- You're also within easy reach of South Woodford, offering further amenities including Marks & Spencer, Waitrose, and an Odeon Cinema. Leyton and Walthamstow are also close by, adding even more choice.



A WORD FROM OWNER...

"We have genuinely loved living in this home and have invested a great deal of care, time and attention into thoughtfully refurbishing it over the years. Every improvement has been made with the aim of enhancing the house while respecting its original character, creating a home that is both beautiful and practical for modern living. It has been a very special place for us, and we are excited for someone new to enjoy and continue the next chapter of its story."

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- Reception Room**
13'10" x 15'5"
- Reception Room**
10'7" x 13'6"
- Conservatory**
8'1" x 11'5"
- Kitchen**
9'0" x 10'1"
- Utility Room**
6'9" x 7'10"
- Shower Room**
6'9" x 2'6"
- Bedroom**
13'8" x 15'7"



- Bathroom**
6'0" x 8'11"
- Bedroom**
9'11" x 13'6"
- Bedroom**
9'10" x 10'3"
- Garden Studio**
9'10" x 6'2"
- Shed**
- Cellar**
5'6" x 15'4"
- Garden**
approx 24'3" x 37'4"



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