



BUCKINGHAM ROAD, WANSTEAD  
Offers In Excess Of £1,400,000 Freehold  
5 Bed House - Semi-Detached

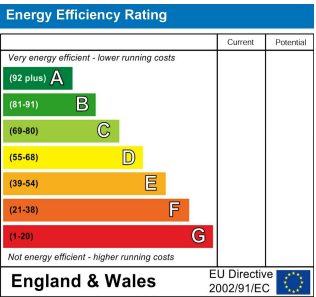


Features:

- Semi-Detached Edwardian House
- Stylishly Renovated By Current Owners
- Five Bedrooms
- Stunning Kitchen Diner Extension With Separate Utility Room
- Converted Loft
- Located On The Sought After Counties Estate
- Side Access
- Garden Studio
- Two Bathrooms Plus Ground Floor WC
- Short Walk To Wanstead High Street and Station

Set on the desirable Counties Estate, this semi-detached Edwardian house blends period elegance with expansive living. Spread across three floors, it offers five bedrooms, a beautifully considered loft conversion and the added benefit of a cellar. The interiors flow effortlessly towards a landscaped garden, where a contemporary studio provides an inspiring extension of the home. Practical side access adds everyday ease, while the location places you moments from Wanstead High Street with its lively mix of cafés, shops and restaurants. Excellent transport connections are also close at hand, with Wanstead Station offering swift and convenient links into the city.

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IF YOU LIVED HERE...

From outside, red brick and white render combine with classic windows, while a smart navy front door is approached by a tiled path. Planting frames the façade with softness, giving the house an inviting and enduring character. Step inside to a hallway of patterned tiles, lofty ceilings and a staircase with a runner that draws the eye upwards. At the front, the reception room is bathed in natural light from a bay window, framed by an arch and flanked by bespoke cabinetry. To the rear, the kitchen, dining and living space is particularly captivating. An expansive skylight and wide sliding doors fill the room with daylight, opening directly onto the garden. A generous island anchors the layout, while herringbone flooring adds refinement. With seamless flow between zones, it is a space equally suited to entertaining and everyday life. Beyond, the garden feels like a private sanctuary, with a wide lawn, mature planting and terraces for dining. At the far end, a contemporary studio with full-height glazing extends the versatility of the home. A utility room, cellar and stylish WC complete the ground floor. Upstairs, four bedrooms and a bathroom unfold across the first floor. The main bedroom features a graceful bay and fitted wardrobes, while others combine soft tones with playful detail. The bathroom balances elegance with comfort, offering a freestanding tub, separate shower and marble-topped cabinetry. Rising to the top floor, a generous bedroom is illuminated by multiple shuttered

windows and complemented by built-in wardrobes neatly set into the eaves. Alongside, a bright playroom with skylights and further storage offers a versatile retreat, while a shower room with patterned flooring and crisp tiling completes this level. This location offers the charm of village-style living with the convenience of city connections. Wanstead High Street is close at hand, lined with cafés, boutiques and restaurants to suit every taste. Locals love the laid-back atmosphere of Bobo & Wildl for coffee and brunch, while Luppulo Pizza is a favourite for its wood-fired creations. The Cuckfield provides a welcoming spot for drinks with friends, and a little further on you'll find Toby Carvery, a popular choice for families. Green space is abundant too, with Wanstead Flats offering open stretches perfect for walking or relaxing. Families are also well served by excellent schools, including the highly regarded Nightingale Primary, just eight minutes away.

WHAT ELSE?

Wanstead Station is just over ten minutes away, placing the Central line within easy reach for swift journeys into the city. The area is also well connected by local bus routes, linking Wanstead to neighbouring areas such as Leytonstone, Stratford and Walthamstow, ensuring straightforward connections across East London.



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 BRANCH MANAGER

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**Reception Room**  
14'2" x 13'8"

**Kitchen/Dining/Reception Room**  
20'6" x 27'8"

**Utility Room**  
9'0" x 6'6"

**Bedroom**  
13'5" x 11'10"

**Bedroom**  
10'0" x 11'10"

**Bedroom**  
10'0" x 14'8"

**Bedroom**  
6'7" x 10'5"

**Bathroom**  
7'1" x 8'1"

**Bedroom**  
16'9" x 12'7"

**Play Room**  
17'8" x 12'0"

**Shower Room**  
4'1" x 9'11"

**Eaves Storage**

**Cellar**  
5'6" x 17'5"

**Outbuilding**  
9'10" x 16'3"

**Garden**



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