



Total Area: 75.9 m² ... 817 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.

Reception
14'5" x 21'11"

Kitchen
8'9" x 7'5"

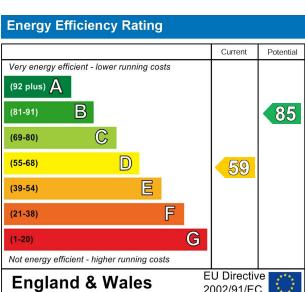
Storage

Bedroom
14'5" x 11'1"

Bedroom
9'6" x 11'1"

Bathroom
8'10" x 8'11"

Garden
30'0" x 14'9"



COWLEY ROAD, WANSTEAD
Offers In Excess Of £750,000 Freehold
2 Bed House



Features:

- Victorian Terraced House
- Freehold
- Two Bedrooms
- Wanstead Village
- Close to Wanstead High Street
- Good Decorative Order
- Potential to Extend STP
- Chain Free
- Close to Snaresbrook Station

This attractive Victorian terrace combines timeless character with modern comfort, perfectly placed within easy reach of Wanstead Village and its vibrant high street. Behind its classic façade, the interiors are bright, well-balanced and thoughtfully finished, offering two generous bedrooms and welcoming living areas filled with natural light. Presented in good decorative order and offered chain free, it's an appealing choice for those ready to move straight in. There's also scope to extend further (subject to planning), while excellent transport links from nearby Snaresbrook Station make this a convenient and well-connected home.

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IF YOU LIVED HERE...

Appealing from first glance, this period home presents a welcoming frontage with its gentle-toned façade, sash windows and neat white picket fence. The contrasting front door adds warmth and character, setting the tone for a home that feels both classic and contemporary.

Inside, the front door opens directly into a beautifully balanced reception space where living and dining areas flow effortlessly together. A bay window fills the room with muted natural light, while warm timber flooring ties the space together. A striking exposed brick chimney breast anchors the room, flanked by bespoke cabinetry in a deep blue finish that adds a refined sense of depth. French doors open onto the garden, creating an easy connection between indoors and out, ideal for entertaining or unwinding.

The kitchen continues the soft, harmonious atmosphere with soft cream cabinetry and tiled flooring, complemented by a large window overlooking the garden. Potential exists to extend further into the garden and open through to the reception (subject to planning), allowing the opportunity to create a generous open-plan living and dining space suited to modern family life.

The garden itself is a peaceful retreat, with paved and planted areas framed by timber fencing and mature greenery. It's a low-maintenance private sanctuary, perfect for relaxed evenings, alfresco suppers or simply enjoying the fresh air in privacy.

Upstairs, the landing is light and airy, with the possibility to extend into the loft (subject to planning) should you wish to expand further. The principal bedroom

features wide windows with plantation shutters and fitted wardrobes in a rich, contemporary finish, while the second bedroom offers a restful, tranquil retreat. The bathroom completes the home with its soothing tones and a bath with overhead shower, creating a serene spot to unwind.

Ideally positioned just a short walk from Wanstead Village, the home enjoys all the appeal of its lively, close-knit community and tree-lined high street. Independent cafés and boutique shops sit alongside much-loved local spots such as Bobo & Wild, known for its excellent coffee and weekend brunches, The Cuckfield, a welcoming pub with a relaxed, sociable atmosphere, and Luppolo Pizza, where wood-fired slices and craft beers draw a loyal crowd. The area offers an enviable blend of green space and convenience, with Eagle Pond and the open stretches of Epping Forest nearby for peaceful walks and fresh air. Families are also well placed, with several excellent schools, including the highly regarded Nightingale Primary School only 12 minutes away.

WHAT ELSE?

Snaresbrook Station is just a 7-minute walk away, offering swift Central line connections into the City and West End. A number of bus routes also serve the area, providing easy links across East London and towards Stratford, Walthamstow and Leytonstone.



A WORD FROM THE OWNER...

We've absolutely loved living in our cozy house on Cowley Road - every person that steps inside says it feels like home.

One of the things we've cherished most is being less than a 5 minute walk from the High Street. There are so many amazing independent coffee shops, restaurants, and pubs so a great day or night out is never far away.

What truly makes this place special is the street itself. It's full of friendly, welcoming people and we are all part of an active WhatsApp group chat. Our neighbours have made us feel welcome from day one.

We'll miss it dearly, but we know the next owners will love it just as much as we have.

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