



Reception Room  
22'3" x 14'4"

Kitchen  
8'11" x 8'9"

Bathroom  
9'7" x 8'6"

Bedroom  
9'0" x 8'11"

Bedroom  
11'7" x 9'4"

Bedroom  
14'4" x 10'4"

Garden  
19'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## COWLEY ROAD, WANSTEAD

Offers In Excess Of £800,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Victorian Terraced Cottage
- Three Bedrooms
- Wanstead Village Location
- West Facing Garden
- Close to Wanstead & Snaresbrook Stations
- Close to Wanstead High Street

Here's your chance to make this fabulous three-bedroom Victorian cottage in Wanstead Village your own. With 901 sq ft of carefully considered space, it balances period character with a calm, contemporary finish. Inside, clean lines and quality materials give the home a smart, welcoming feel, while outside, you're right in the heart of one of East London's most desirable neighbourhoods. Wanstead & Snaresbrook Station (Central Line) are only minutes away, and Wanstead High Street is close at hand with its independent shops, cafés, and lively weekend markets. When you're ready for a slower pace, Epping Forest is just up the road and perfect for long walks, cycling, or simply enjoying some green space.

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#### IF YOU LIVED HERE...

A neat front garden sets the scene, guiding you to the salmon-pink front door with its brass knocker and letterbox. Step inside and you're straight into an open reception and dining space. Light flows in from a plantation-shuttered window at the front and glazed doors at the back, while light oak wooden floors run throughout. Twin cast iron fireplaces anchor each end, giving the space a sense of balance.

The kitchen is thoughtfully designed with soft eau-de-nil cabinetry, brass handles, black worktops, and white metro tiles. Integrated appliances include a double oven, gas hob, and separate microwave, making both everyday meals and dinner parties easy to manage.

Beyond, the bathroom feels calm and uncluttered. Large-scale white tiling climbs from floor to wall, contrasted by a bold geometric feature tiling around the walk-in shower. A separate bath and soft blush walls add warmth and a touch of character.

Upstairs, three double bedrooms offer flexibility. The principal at the front comes with a wall of fitted cupboards and deep charcoal carpet. The second features alcove shelving alongside the chimney breast, while the third, with light from its double aspect, is currently a home office but could easily adapt back to another bedroom.

Outside, a brick path leads you to a private garden with a lawn, patio, and shed at the far end. It's practical yet full of potential, equally suited to quiet mornings, weekend gatherings, or a bit of gardening when the mood takes you.

You're a five-minute stroll from the still waters of Eagle Pond and its flock of swans and other waterfowl. Snaresbrook station is just 7 minutes on foot, getting you to Stratford in under 10 minutes, Liverpool Street in 20, and Oxford Circus in just over 30 minutes.

And if you're staying local, Wanstead's village-style charm is hard to beat—weekend markets, independent cafés, and a high street full of life, all just a short walk from your door.

#### WHAT ELSE?

- Your new local will be The Duke, a family friendly gastropub serving craft beer and ales, organic wines and a mouth watering selection of gourmet burgers and tasty set menus. With a lively calendar of events, from summer BBQs to live DJs and acoustic sessions, it's sure to become a favourite haunt.
- 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 'village' feel.
- History enthusiasts will enjoy exploring Wanstead Park, the site of King Henry VIII's



#### A WORD FROM OWNERS...

"We absolutely love living in Wanstead; it's the perfect mix of leafy, village charm and city convenience.

And Cowley Road itself is in a prime position. A lovely, quiet street full of charming period properties, yet less than a 5 minute walk to the bustling high street, with its independent shops, countless cafes, restaurants, pubs and bars. You really are spoilt for choice.

There's a lovely warm vibe and real sense of community amongst the neighbours on our street. For example, everyone came together to organise and celebrate three memorable street parties in the time we've been here.

And being centrally located in Wanstead, we have the choice of both Wanstead and Snarebrook stations on the Central line (20 mins into the city), and are surrounded by excellent primary schools, and green spaces like Christchurch Green, Wanstead Park, and Epping Forest.

Cowley Road is a real gem. A peaceful, yet well-connected place to call home."

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