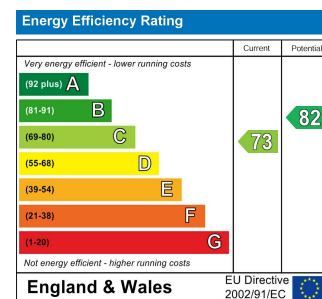
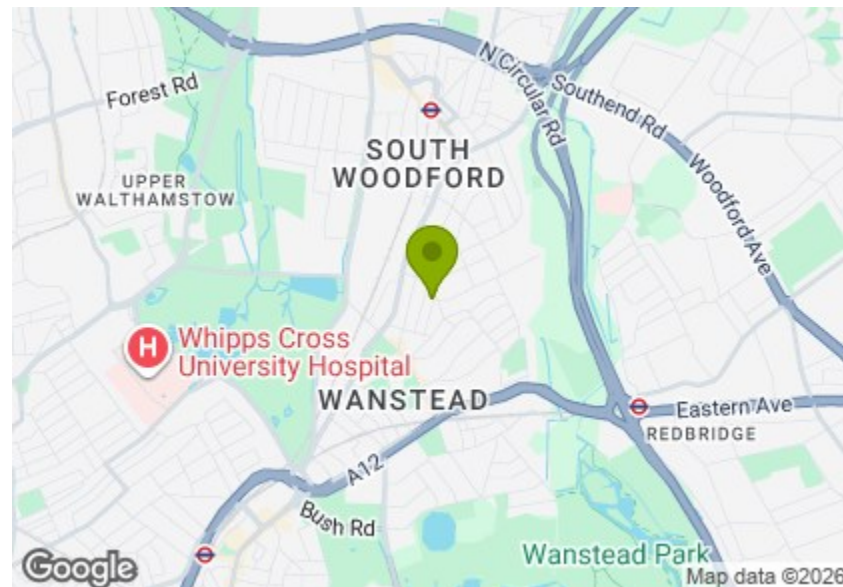


Total Area: 91.3 m<sup>2</sup> ... 983 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only



## COWLEY ROAD, WANSTEAD

### Offers In Excess Of £840,000 Freehold 3 Bed House



#### Features:

- Victorian Terraced House
- Three Double Bedrooms
- Central Wanstead Close to Shops & Amenities
- Double Glazed Wooden Sash Windows Throughout
- West Facing Garden
- Large Upstairs Family Bathroom with Vaulted Ceiling/Skylight
- Lean-To Extension With Glass Roof
- Ample Storage Options

This Victorian terraced house offers generous accommodation with three double bedrooms, complemented by a spacious family bathroom upstairs featuring a vaulted ceiling and skylight. Double glazed wooden sash windows run throughout, while a west-facing garden and a lean-to extension with a glass roof add to the home's appeal. Storage has been carefully integrated across the home, and the location places you in the heart of Wanstead, close to shops, amenities and everyday conveniences, making it a compelling option for those seeking character and comfort in equal measure.

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IF YOU LIVED HERE...

A traditional brick frontage with crisp detailing gives the house a composed presence along the terrace, with a ground-floor bay adding definition and an attractive first impression. Inside, the reception room unfolds with generous proportions and an easy sense of flow, offering flexibility for everyday living and entertaining. Daylight filters through a wide window, while wood flooring adds warmth and continuity, creating an inviting and settled atmosphere.

Beyond, the kitchen/diner has a pleasing sense of proportion, shaped by expansive overhead glazing and rear windows that draw daylight deep into the room. The dining area sits naturally within the layout, with a strong connection through to the garden. There is also clear scope, subject to the necessary permissions, to open this area into the reception and introduce wide rear glazing, further strengthening the link with the outdoors. The garden itself is arranged with a combination of decking and paving, making it easy to maintain, while established planting softens the edges and leaves plenty of opportunity to add your own touches over time.

Upstairs, the first-floor landing features original wood flooring and painted balustrades, with natural light filtering through to create a relaxed transition between rooms. The primary bedroom is a comfortable double with twin windows and built-in wardrobes providing generous storage. A second bedroom continues the wood flooring from the landing, adding character underfoot. The bathroom is impressively sized, with a skylight and window bringing in daylight, and includes both a bath and a

separate shower, finished in neutral tones.

The loft room enjoys open views across neighbouring rooftops, with plentiful storage neatly tucked away within the eaves. Overall, the house feels well balanced and thoughtfully arranged, offering a comfortable home that's ready to enjoy while leaving room to make it your own.

The surrounding area offers a great balance of neighbourhood atmosphere and open green space. Wanstead High Street is close by, with everyday amenities alongside independent favourites such as Bobo & Wild for relaxed dining, The Cuckfield for drinks and social evenings, and a varied mix of boutiques, cafés and shops. Even closer, The Duke in Wanstead sits just moments from the house, offering a well-loved local spot for food and drinks. Wanstead Park and Epping Forest provide wide, open green space for walks and outdoor time, while families are well served by a strong choice of schools, including the highly regarded Nightingale Primary School within a short walk.

WHAT ELSE?

Snaresbrook Station is a nine-minute walk away, offering direct Central line services into central London. Wanstead Station is a twelve-minute walk, providing a further convenient option for commuting. The area is also well served by local bus routes, adding to the ease of getting around day to day.



A WORD FROM THE OWNER....

"We have loved living in Wanstead for the past 20 years. We chose Cowley Road for its excellent location between two tube stations, a great choice of restaurants, cafes and essential shops on the very nearby high street and access to lovely walks including Epping Forest and Wanstead Park. This wonderful area of London has given us the best of both worlds in terms of being able to enjoy its green open spaces and easy access to central London. We are sad to be leaving Wanstead and we hope new owners will have as much enjoyment as we have had living here."

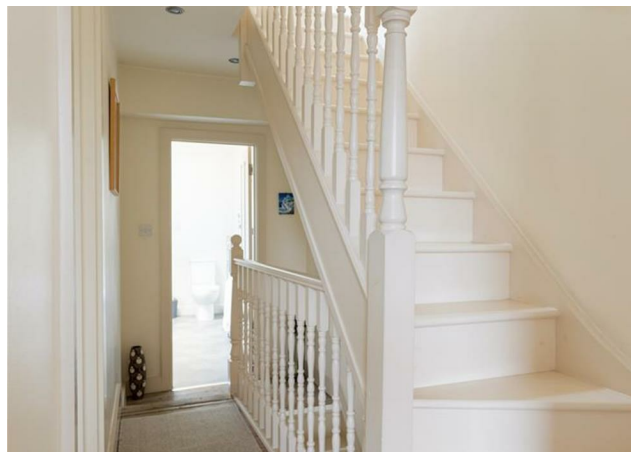
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**Reception Room**  
23'6" x 9'9"

**Kitchen / Diner**  
13'2" x 11'0"

**Bedroom**  
12'11" x 10'4"

**Bedroom**  
11'3" x 7'9"

**Bathroom**  
10'6" x 8'8"

**Eaves Storage**  
12'8" x 8'5"

**Bedroom**  
10'6" x 9'9"

**Garden**  
22'11"



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