



## GLOUCESTER ROAD, WANSTEAD

Guide Price £1,100,000 Freehold  
5 Bed House



### Features:

- Edwardian End Terrace House
- Chain free
- Close to Wanstead Station
- Freehold
- Five Bedrooms
- Garage
- Potential to Extend STP
- Close to Wanstead Park
- Driveway
- Two Bathrooms

Nestled in the heart of Wanstead, this generously sized five-bedroom Edwardian end-of-terrace home boasts an impressive list of highlights, including two bathrooms, two reception rooms, a conservatory, a garage, a cellar, a driveway, plenty of period features throughout, and a spacious rear garden, plus exciting potential for further development.

There are excellent local schools and plenty of green space nearby, along with excellent transport links thanks to its proximity to Wanstead station.

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IF YOU LIVED HERE...

Offering exciting potential for future development, this classically Edwardian home already provides a well considered layout and a wealth of period features to build upon...

You're brilliantly set up with two generous reception rooms, showcasing the home's classic Edwardian proportions. The front room is especially bright and spacious, with high ceilings and a sense of grandeur, while the rear reception sits conveniently alongside the kitchen, with a conservatory just beyond.

There's also a bathroom on the ground floor, leading through to an internal alleyway that provides access to both the cellar and garage. This is a layout that offers plenty of flexibility for future reconfiguration.

Outside, the garden is a real standout, exceptionally large and wonderfully secluded, with mature foliage creating a peaceful, private setting.

Upstairs, you'll find five well-sized bedrooms arranged off a spacious landing, along with a family bathroom.

Beyond, venture down your tree-lined street to the village-esque hub of Wanstead and you'll feel a world away from the bustle of a capital city. With everything from horse riding, farmer's markets, charming pubs and lush greenery on your doorstep, it's easy

to forget that you're only about short hop on the tube from central London.

If you want to stay local, though, La Bakerie will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant or Alba Trattoria. Takeaway? Tiffin Tin is fantastically popular throughout the whole area, as is Luppolo Pizza.

As for green space, nearby you'll find Wanstead Park, a much loved community space and landmark of historical importance. Chalet Wood there is particularly popular during bluebell season.

WHAT ELSE?

- You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an Odeon cinema. The Bushwood area and Leytonstone are also close to hand.

- 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 around 0.5 miles away.

- New local? The George and Dragon boasts stunning interiors, a brilliant menu and a buzzing atmosphere. The Cuckfield is just as warm and friendly, so you're spoilt for choice.



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 ASSISTANT BRANCH MANAGER

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- Reception Room**  
15'9" x 12'6"
- Reception Room**  
12'2" x 12'4"
- Conservatory**
- Kitchen**  
11'5" x 11'11"
- Bathroom**  
8'0" x 6'0"
- Garage**  
7'11" x 15'8"
- Internal Alley**
- Cellar**

- Bedroom**  
11'1" x 28'7"
- Bedroom**  
7'9" x 9'3"
- Bedroom**  
8'11" x 9'3"
- Bathroom**  
5'5" x 9'3"
- Bedroom**  
14'9" x 12'5"
- Bedroom**  
10'1" x 12'5"
- Garden**  
approx 45'11" x 57'4"

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