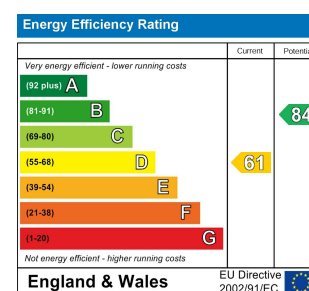


Total Area: 68.0 m² ... 732 ft²

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 1
14'1" x 10'3"
- Reception 2
14'1" x 9'0"
- Kitchen
7'1" x 11'3"
- Bedroom 1
14'0" x 10'4"
- Bedroom 2
8'8" x 9'2"
- Bathroom
4'11" x 11'9"
- Garden
29'10" x 15'1"



COWLEY ROAD, WANSTEAD

Offers In Excess Of £735,000 Freehold 2 Bed House



Features:

- Two Bedroom Freehold House
- Modern Kitchen Opening to the Dining Room
- Stylish Bathroom
- Private Rear Garden
- Wanstead Village Location
- Two Receptions

A charming two bedroom freehold house in the heart of Wanstead Village, with two receptions, a private rear garden and a layout that feels both classic and easy to live in. Tucked into one of the area's most loved streets, you're just a short stroll from the high street, the Central line and all the everyday favourites that make Wanstead such a lovely place to call home.

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E8, E9, E5, N16, E3 & E2
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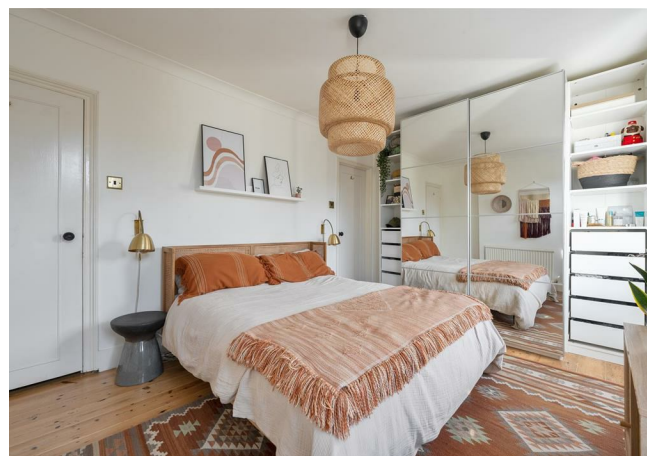
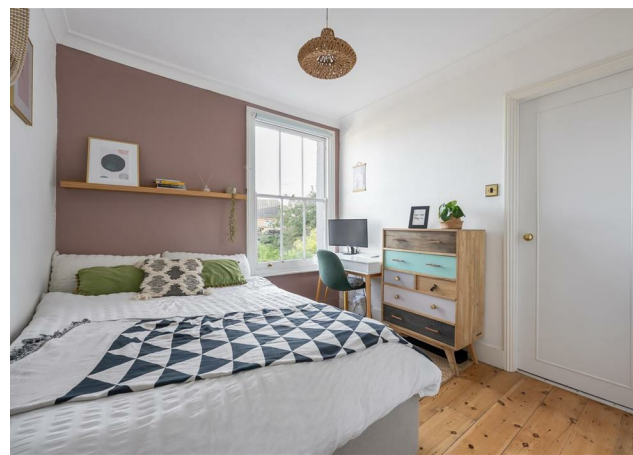
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IF YOU LIVED HERE...

You'd step in through the front garden and into a handsome first reception, where the proportions are generous and the finish feels calm and considered. There's a lovely sense of character here, with original features, sash windows and an easy flow through to the second reception at the rear. This second living space works beautifully as a dining room, creating a natural place for everyday meals, slower weekends and evenings with friends. Beyond, the modern kitchen opens neatly from the dining room, with smart cabinetry, timber worktops and a cottage feel that still feels fresh and practical.

Upstairs, the two bedrooms are arranged across the first floor, with a particularly spacious main bedroom to the front and a second room overlooking the garden. The bathroom is especially stylish, with clean lines, patterned flooring and plenty of natural light from above. There's also a refurbished loft space, currently used as a cosy TV snug and home working spot, offering welcome extra flexibility day to day. Outside, the rear garden offers a

private stretch of decking and lawn, giving you just enough room for morning coffee, summer lunches or a bit of pottering among the plants. Altogether, it's a home with warmth, balance and a quietly polished finish.

WHAT ELSE?

Wanstead Village is one of those places people settle into and stay for good reason. Independent cafes, much loved locals, useful shops and the monthly farmers' market are all close at hand, giving the area its easy sense of community. For green space, you've got the wide open expanse of Wanstead Flats, Hollow Ponds and Wanstead Park all within reach.

Snaresbrook and Wanstead stations are both within walking distance, so getting into central London is simple when you need it, but this is very much the kind of neighbourhood that encourages you to stay local. From morning coffee to an evening walk on the flats, everything feels close, familiar and nicely paced.



A WORD FROM THE OWNER...

"Our time in Wanstead and in Cowley Road has been truly wonderful. It's more than just a place; it's a real community. Wanstead has a small-town charm with cozy cafes where you can grab a quick bite or a coffee, beautiful parks for relaxing Sunday strolls, and unique shops. Plus, don't miss the monthly farmers' market on the first Sunday of the month!

What's even better is that you can enjoy the peaceful atmosphere here, and yet, you're just a short 20-minute journey from central London. It's incredibly convenient! Cowley Road holds a special place in our hearts. It's one of the friendliest streets in Wanstead, and we've made lasting friendships here. We can say with certainty that our time in Wanstead has been the happiest for our family, and this house and street will always have a special place in our hearts. As we say goodbye to our beloved home, we hope the new owners will create their own wonderful memories here. Welcome to Wanstead!"

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