

Northumberland Avenue, London, E12 5HF

Guide Price £1,350,000

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- Rare Opportunity to Purchase
- Opportunity to Expand Subject to Planning
- Multiple Reception Rooms
- Beautiful Rear Garden with Irrigation System
- Stunning Edwardian House
- Four Bedrooms
- Gated & Fantastic Location
- Many Period Features Throughout



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Caplen Estates has the pleasure in presenting to the market a rare opportunity to purchase a stunning home in the heart of Wanstead, the property offers many original features, but still the opportunity to expand if required. The current owner has enjoyed living at the property for more than 20 years and leave a beautiful rear garden and a loving warm home.

The ground floor offers two large reception rooms, again with period features. An open plan bespoke kitchen with fitted units, granite worksurfaces and fitted range cooker. This leads to the rear Orangery which also offers space for a dining area and modern fireplace, overlooking the wonderfully manicured garden with irrigation system.

The first floor offers three double bedrooms and a further single plus a family bathroom. The property is in its original size, which gives buyers the opportunity to expand on the first floor and into the loft (STPC).

Please call our office to arrange a viewing on this stunning home.



Council Tax Band: F



Living Room  
16'10" x 14'10"

Family Room  
17'2" x 12'10"

Kitchen Area  
17'2" x 9'1"

Conservatory/Dining  
22'3" x 9'0"

Bedroom One  
16'11" x 16'2"

Bedroom Two  
13'0" x 12'9"

Bedroom Three  
12'2" x 9'11"

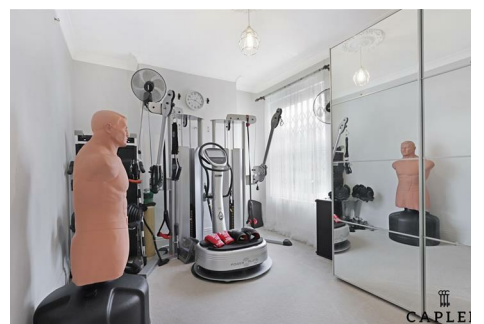
Bedroom Four  
12'5" x 5'7"

Bathroom  
9'2" x 6'8"

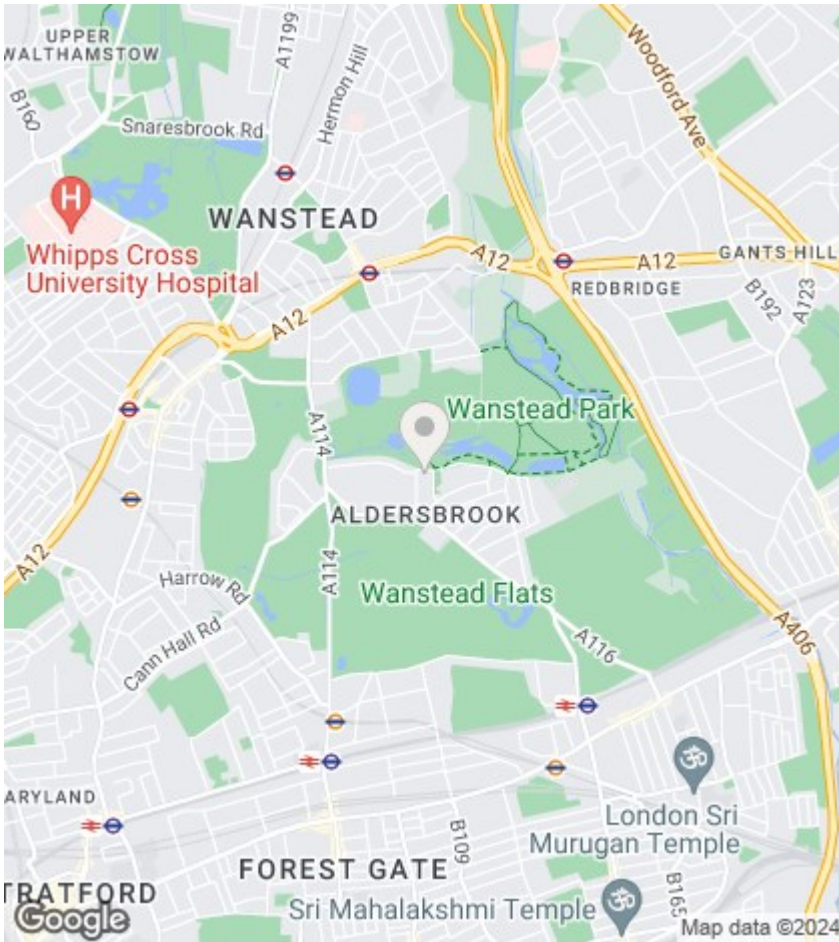
Garden  
82'0" x 26'2"











## Directions

## Viewings

Viewings by arrangement only. Call 0203 937 7733 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

