

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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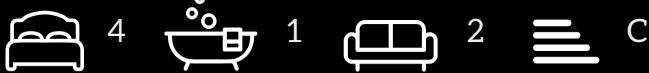
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Caplen Estates has the pleasure in presenting to the market a rare opportunity to purchase a stunning home in the heart of Wanstead, the property offers many original features, but still the opportunity to expand if required. The current owner has 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"

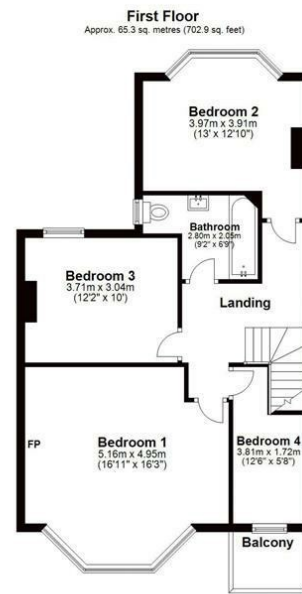
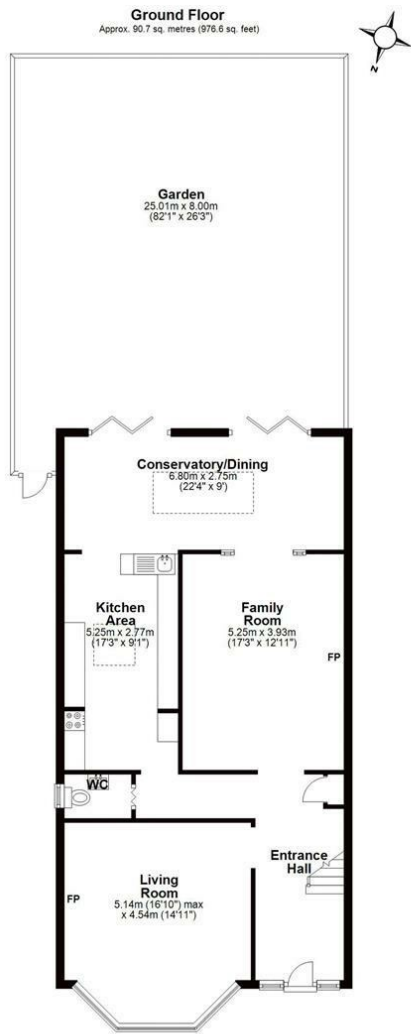
Bedroom Two
13'0" x 12'9"

Bedroom Three
12'2" x 9'11"

Bedroom Four
12'5" x 5'7"

Bathroom
9'2" x 6'8"

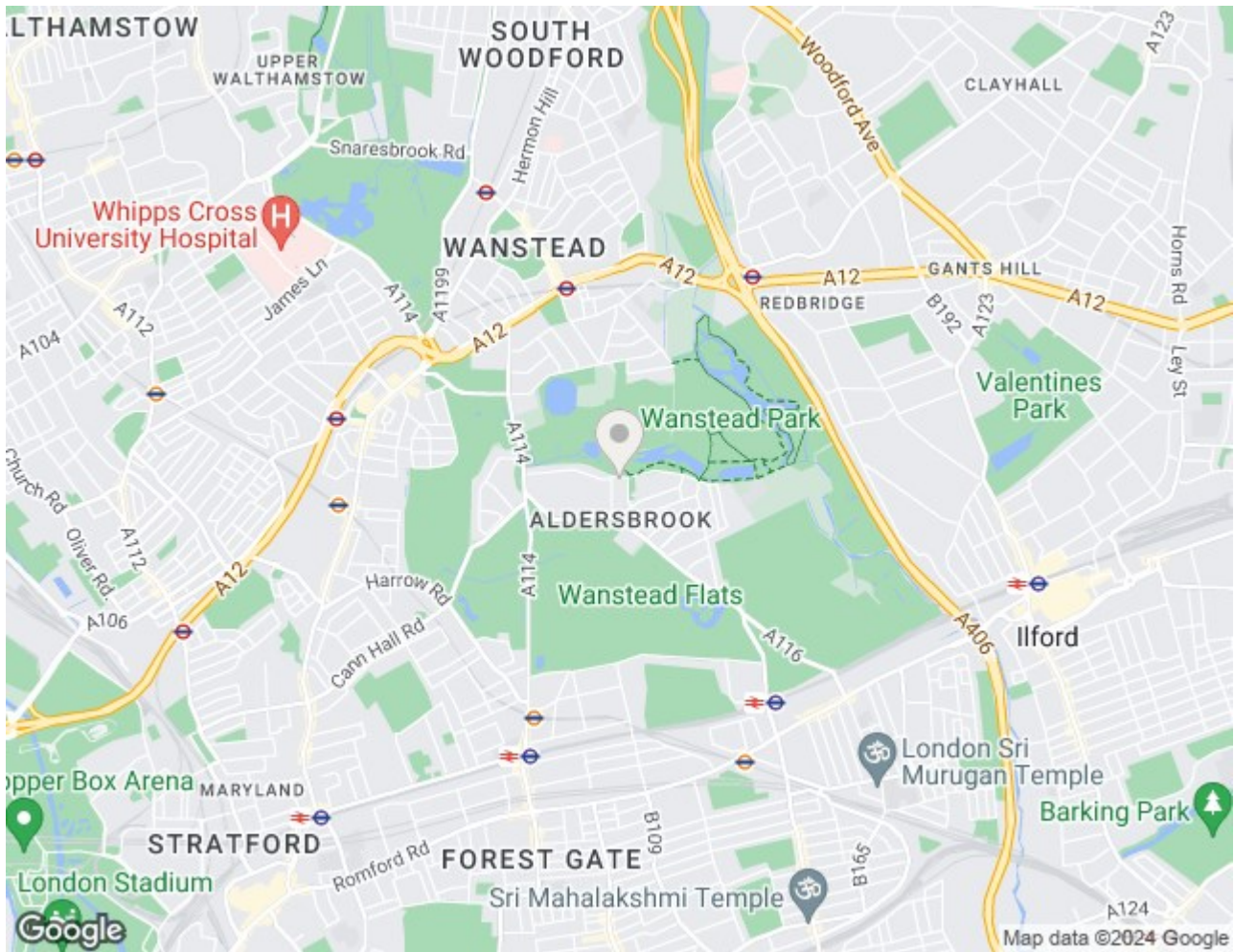
Garden
82'0" x 26'2"



Total area: approx. 156.0 sq. metres (1679.5 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

EPC Rating:

C

Council Tax Band

F

Viewings

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