



Northumberland Avenue, London, E12 5HF

Offers Over £1,250,000

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

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CHAIN FREE - STAR BUY

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

5.14 x 4.54 (16'10" x 14'10")

Family Room

5.25 x 3.93 (17'2" x 12'10")

Kitchen Area

5.25 x 2.77 (17'2" x 9'1")

Conservatory/Dining

6.80 x 2.75 (22'3" x 9'0")

Bedroom One

5.16 x 4.95 (16'11" x 16'2")

Bedroom Two

3.97 x 3.91 (13'0" x 12'9")

Bedroom Three

3.71 x 3.04 (12'2" x 9'11")

Bedroom Four

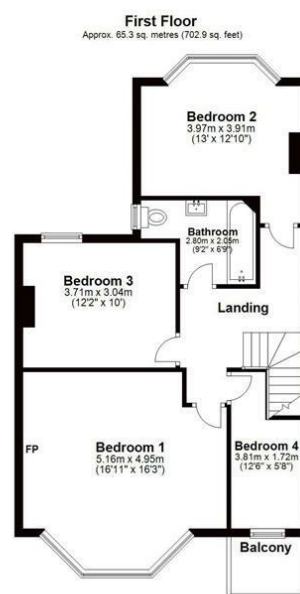
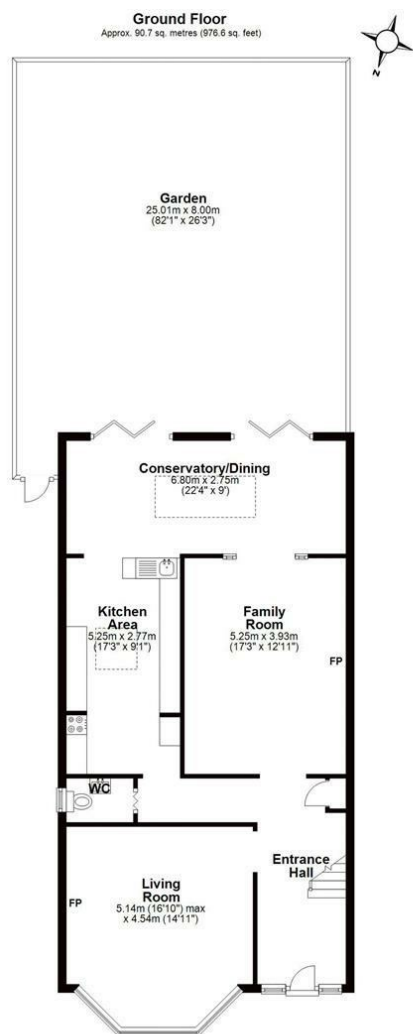
3.81 x 1.72 (12'5" x 5'7")

Bathroom

2.80 x 2.05 (9'2" x 6'8")

Garden

25.01 x 8.00 (82'0" x 26'2")

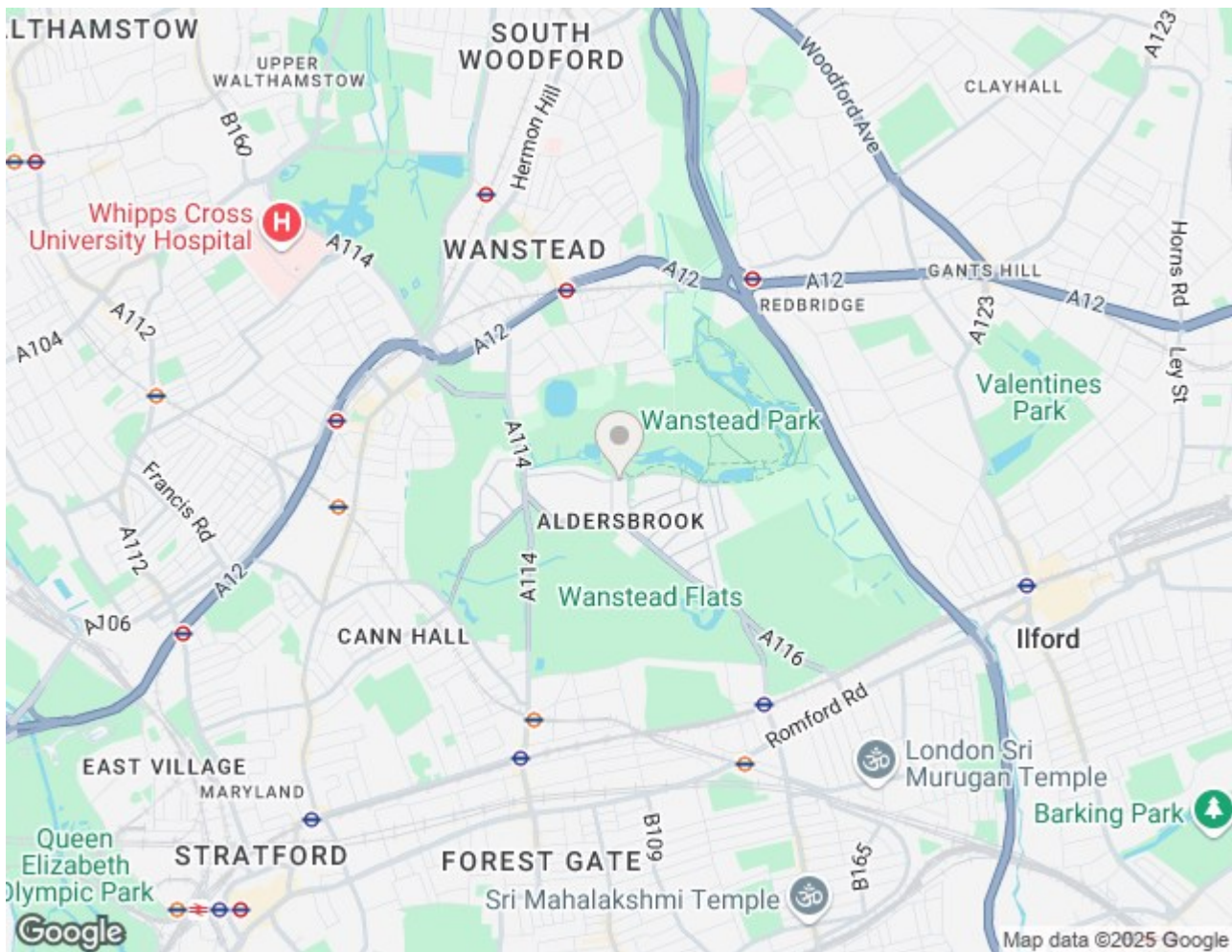


CAPLEN
estates

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.