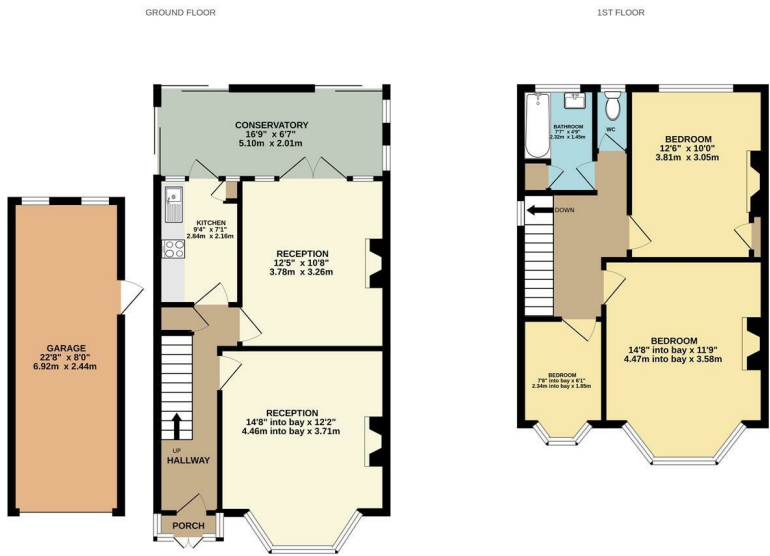




Three bedrooms | End of terrace | Chain free | Huge potential & scope to extend STPP | Off street parking to front & rear | Nightingale estate | Corner position | Detached garage | South West facing rear garden




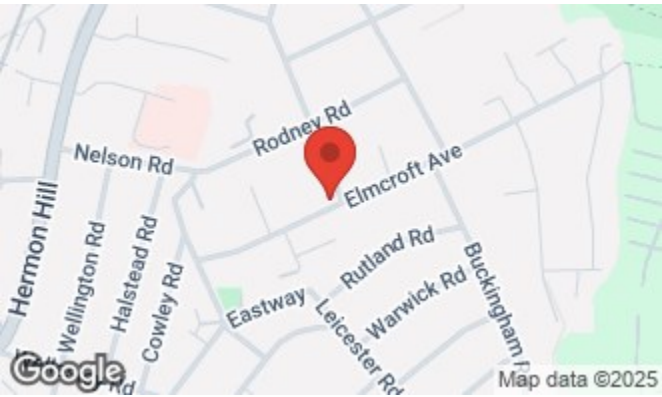
TOTAL FLOOR AREA: 1012sq.ft. (94.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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 is made as to their operability or efficiency can be given.
 Made with Metaphor (2023)



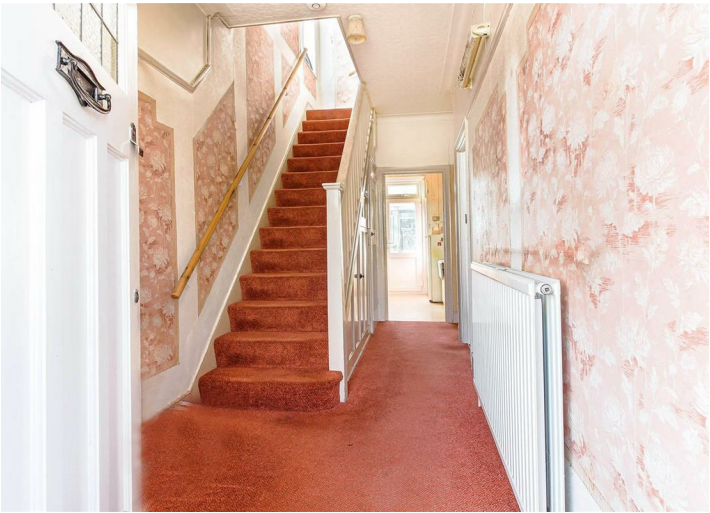
Cranbourne Avenue, Wanstead, E11 2BQ

£850,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



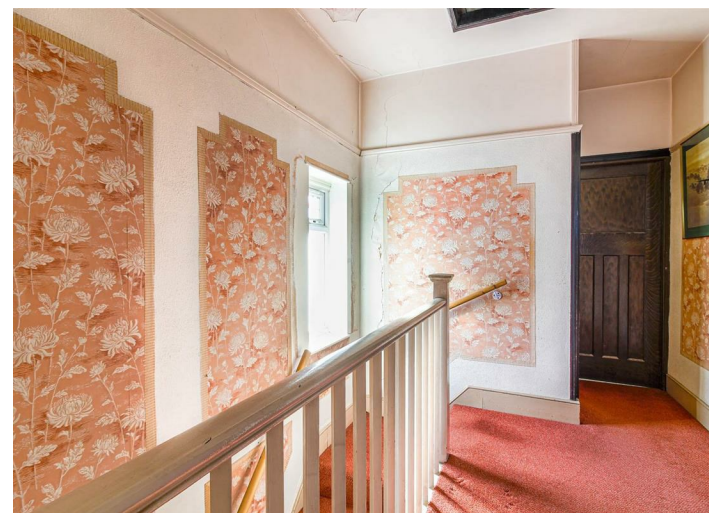
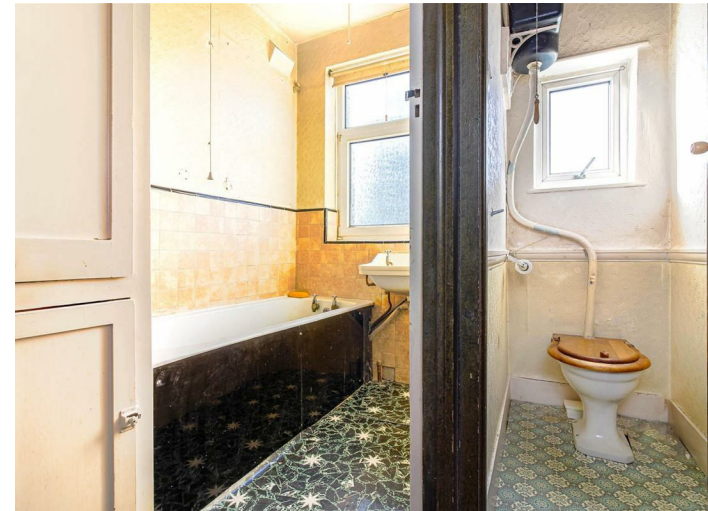
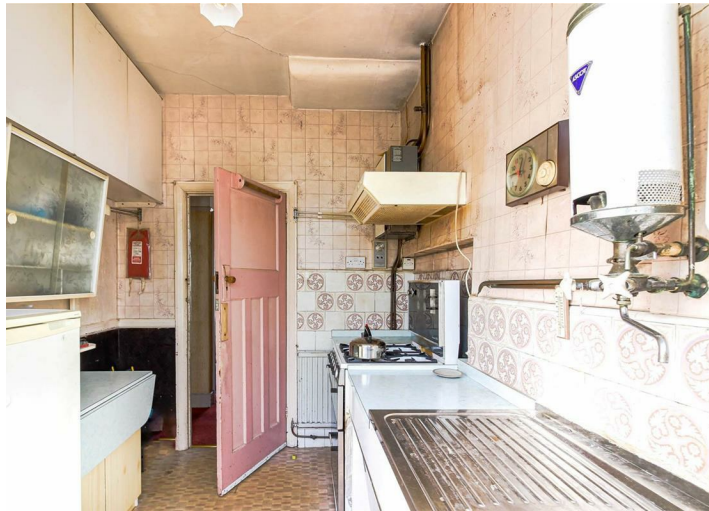
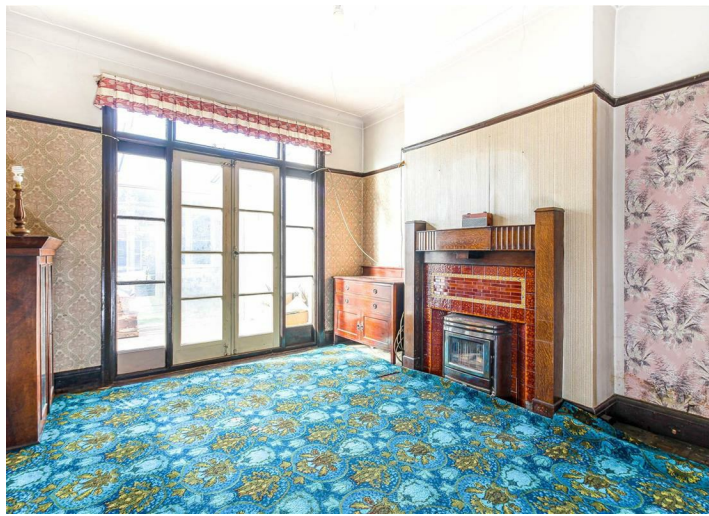
Chain free
 1930's end of terrace
 Huge potential & scope to extend STPP
 Off street parking to front & rear
 Nightingale estate
 Corner position
 Detached garage
 South West facing rear garden
 Council Tax Band: E
 EPC Rating: E



To view call **020 8989 0011**
 Email wanstead@wearechurchills.co.uk

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
 References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**** No chain - Available to view from Saturday 18th February by appointment ****

Located on the sought after Nightingale estate, is this 1930's end of terrace home offering huge potential and scope to extend subject to the usual planning permissions. Situated on the corner of Cranbourne avenue and benefitting from a wider plot than usual, with access and parking to both the rear and front of the property along with a garage and useful side access.

Ideally positioned within close proximity of the highly regarded and Ofsted 'Outstanding' rated Nightingale Primary School, along with Wanstead High Street and both Snaresbrook (0.6 miles) and Wanstead Central Line stations (0.7 miles) only a short walk from your doorstep.

The ground floor comprises a bright front reception with bay window and fireplace, a generous second reception, kitchen area and conservatory with access to your expansive South West facing rear garden which measures in excess of 80ft in length. The first floor consists of two large double bedrooms with the main room featuring another bay window mirroring the reception below, additional single bedroom / study and a bathroom with separate W/C.

For more information or to arrange an appointment to view, please contact the office at your convenience.

Council Tax band E