



## Gordon Road, Wanstead

Asking Price £750,000 Freehold

- Chain free
- Period home requiring complete modernisation
- Ground floor W.C
- Potential to extend (STPC)
- Close to a fantastic range of schooling options
- Fantastic Wanstead location
- Through lounge
- Cellar
- 0.3 Miles to Wanstead Station
- CASH BUYERS ONLY

**\*\*CASH BUYERS ONLY\*\*** Nestled on a sought-after residential street, just a stone's throw from Christchurch Green, Petty Son & Prestwich are excited to present this three-bedroom mid-terrace period home, brimming with potential. Requiring full refurbishment, this property offers a fantastic opportunity to bring your vision of your ideal home to life in this prime location.

A stunning spot in the heart of Wanstead, Gordon Road is just 0.3 miles from the bustling Wanstead High Street, where you'll find an amazing mix of trendy bars, top-notch restaurants, and stylish shops – think Ginger Pig and Gail's Bakery! With all of Wanstead's best attractions right on your doorstep, you'll never run out of things to explore. Only 0.3 miles to Wanstead Central Line and 0.5 miles to Snaresbrook stations, giving you super speedy access to Central London, this location caters perfectly for those who work in the city. For families, you're close to fantastic Roman Catholic and Church of England primary schools, plus several excellent non-denominational options within a mile, and if you're into sports or outdoor activities, you've got cricket, bowls, and tennis clubs nearby, not to mention a leisure centre that's about to get an exciting new swimming pool. If you love green spaces, you'll be spoilt for choice. Christ Church Green and Wanstead Park are just a stone's throw away, offering the perfect escape for leisurely walks, picnics, or outdoor adventures. It's the perfect blend of convenience, community, and natural beauty!

With a super flexible layout that's ready for your creative touch, this home is the ultimate blank canvas – perfect for buyers looking to design a space that truly reflects their style, without the hassle of fixing someone else's vision. On the ground floor, you've got a characterful through lounge with a beautiful bay window that floods the room with natural light, decorative cornicing and curved walls. The kitchen at the back opens up to the garden via a charming little bay and side door. A handy ground floor W.C and cellar are accessed from the entry hall, completing the accommodation for this floor. Upstairs, you'll find three generously sized bedrooms, with the bathroom area already cleared and primed for a fresh, new suite. There's plenty of potential at the rear of the property and in the loft, where you can extend to add even more living space to suit your needs (STPC). The property is offered chain-free, making it even easier to get started on turning this house into your dream home.

EPC Rating: G10  
Council Tax Band: E

Reception Room  
25'8 x 13'4

Kitchen  
16'11 x 11'2

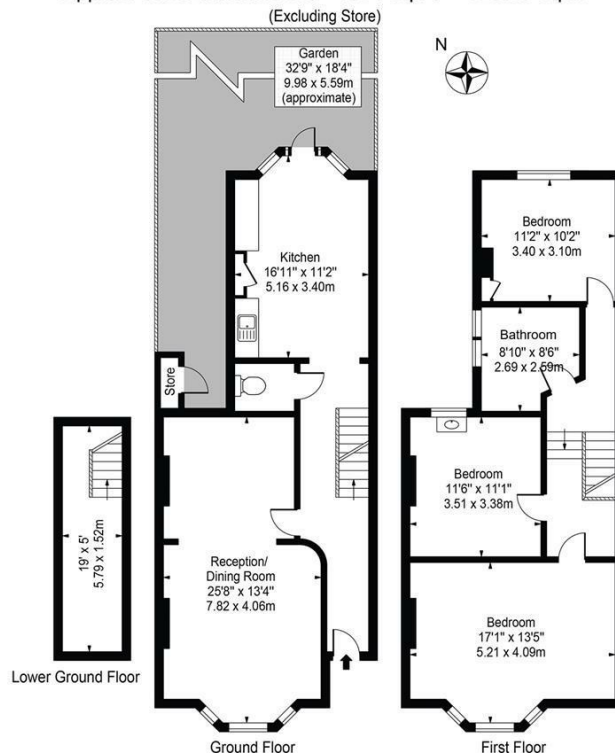
Bedroom One  
17'1 x 13'5

Bedroom Two  
11'6 x 11'1

Bedroom Three  
11'2 x 10'2

Bathroom  
8'10 x 8'6

Approx. Gross Internal Area 1384 Sq Ft - 128.58 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.