



## Tennyson Avenue, Wanstead

Asking Price £1,250,000 Freehold

- Premier Wanstead location
- No onward chain
- Three reception rooms
- Potential to extend (STPC)
- Side access
- In need of modernisation
- Large rear garden
- Three bedrooms
- Potential to create off road parking
- 0.5 Miles to Wanstead Station



**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are excited to present this fantastic opportunity – a three-bedroom semi-detached house, tucked away on one of Wanstead’s most sought-after streets. In need of renovation, this property still retains some beautiful art-deco features and a generous garden but offers a wealth of potential to transform it into a dream home.

**\*SOLD BY PETTY SON & PRESTWICH\*** Sited on the ever-popular Tennyson Avenue, this stunning home is just 0.5 miles from Wanstead Station and the vibrant High Street. Perfect for a quick and easy commute into Central London, plus you're just a short stroll away from all the trendy cafes, bars, and local amenities that make Wanstead so desirable. Providing a fantastic layout throughout and featuring charming period details such as original doors and fireplaces, with a little imagination these timeless features can be seamlessly integrated into a modern vision that perfectly balances classic charm with contemporary living.

The spacious living room at the front flows effortlessly into a formal dining room at the rear, offering a beautiful view of the expansive garden via French doors and accompanying full height windows. Adjacent to the dining room, you'll find a separate kitchen with a utility area that could be reimaged. With some creative thinking, you could extend and open up the space, transforming it into a stunning, light-filled family kitchen that's perfect for modern living and entertaining (STPC).

As you ascend to the first floor, you'll be greeted by a striking large leaded window flooding the entrance hall and landing with light, leading you to three well-proportioned bedrooms. One of the bedrooms is currently divided into two areas and features plumbing for a sink, offering potential for an en-suite addition. The family bathroom, located at the front of the home, retains what we believe to be the original fittings, with a charming deep windowsill and separate W.C located next door. Outside, the front garden offers year-round appeal, with a variety of mature plants providing a degree of privacy and scope to create off road parking. Side access leads to an expansive rear garden that is equally charming, featuring established greenery that could easily be woven into a new design, providing the perfect foundation for a stunning outdoor space.

EPC Rating: TBC  
Council Tax Band: F

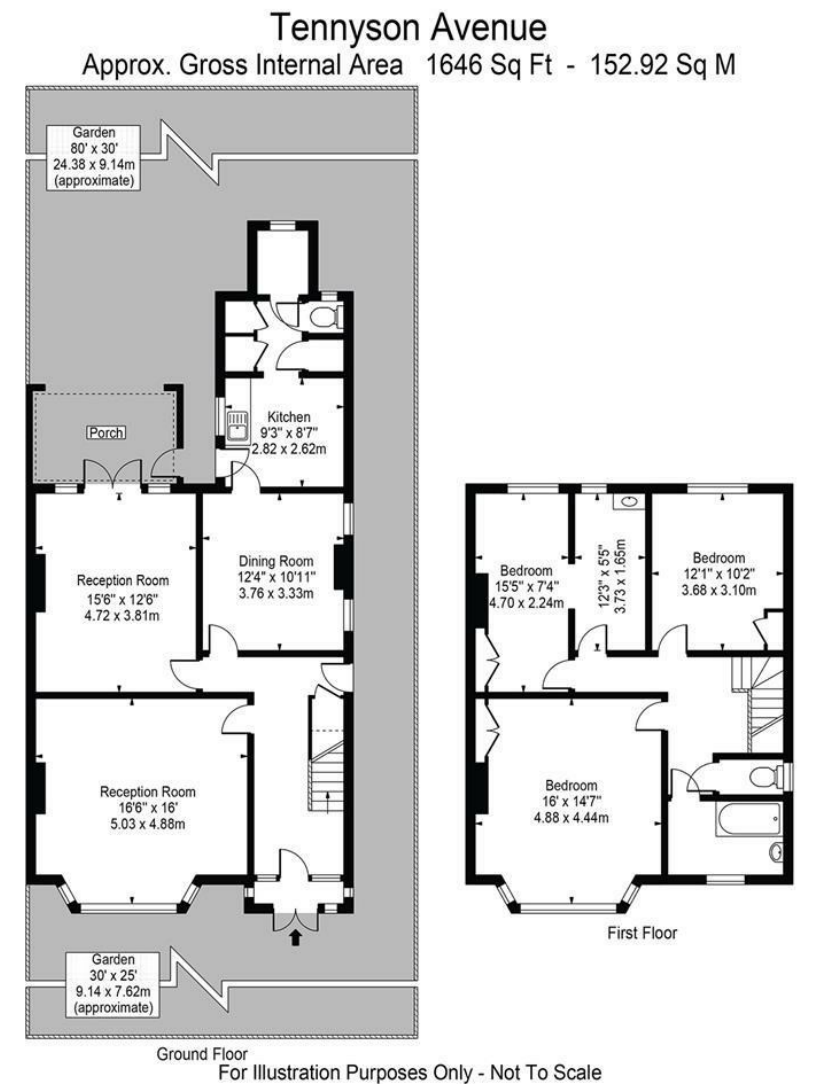
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room  
16'6" x 16'0"

Reception Room  
15'5" x 12'5"

Dining Room  
12'4" x 10'11"

Kitchen  
9'3" x 8'7"



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.