



Cranbourne Avenue, Wanstead

Offers In Excess Of £1,000,000 Freehold

- Stunning four-bedroom 1930's home
- Elegant formal living room
- Approx 80ft landscaped rear garden with double patio
- Principal bedroom suite with dressing room and shower room
- 0.4 Miles to Wanstead High Street
- Popular Nightingale Estate
- Stunning kitchen/diner
- Spacious family bathroom featuring a bath and separate shower
- Gated off road parking

Cranbourne Avenue, Wanstead

Petty Son and Prestwich are delighted to offer for sale this pristine 1930'S four-bedroom home in Wanstead's highly desirable Nightingale Estate, offering a stunning contemporary kitchen/diner and wonderful principal bedroom suite.



Council Tax Band: F



Blending timeless 1930s charm with modern luxury, this outstanding family home is located in the sought after Nightingale Estate, close to Wanstead High Street (0.4 Miles) and Wanstead Village's quaint run of shops and the popular Duke and Nightingale pubs (0.2 Miles). Cranbourne Avenue is a pretty tree-lined residential road ideally located for Nightingale Primary School with Snaresbrook and Wanstead central line stations being a short walk away (0.3, 0.6 and 0.7 miles respectively). Wanstead High Street offers a vast array of independent shops, excellent restaurants and coffee bars and the North Circular and M11 are within easy access.

Boasting gated, off-road parking and an impeccably landscaped rear garden with a stylish double patio, this home has been lovingly maintained and thoughtfully enhanced. The pièce de resistance is a sleek, contemporary kitchen/diner, expertly designed by the current owners to offer the perfect blend of style and functionality with navy blue cabinetry, a range of Neff integrated appliances, boiling hot water tap and a large, sleek breakfast bar offering further worktop space, perfect for entertaining. The kitchen/diner benefits from two sets of patio doors which provide the room with lots of natural light as well as year-round views and access to an immaculate large rear garden. The dining area boasts the original fireplace which adds to the property's charm. The stylish wooden flooring flows seamlessly throughout, connecting the kitchen to the formal reception room which has a large bay window and bespoke cabinets either side of the central fireplace.

Upstairs, on the first floor you'll find three of the four bedrooms, including two spacious doubles, plus a single room ideal for a home office. The recently renovated, modern family bathroom boasts a freestanding tub, a separate shower, and all the high quality fittings you'd expect. The loft conversion is the real star of the show; featuring a luxurious principal suite with a Juliette balcony, a walk-in dressing room, and a stunning en-suite with underfloor heating (plus, plenty of clever storage tucked away in the eaves).

Externally, there is gated off-road parking, CCTV and a landscaped rear garden offering two patio areas, perfect for al fresco dining, storage shed, a beautiful apple tree and a central lawn for family fun.

EPC Rating: D62
Council Tax Band: F

Reception Room
14'9" x 11'10"

Reception/Dining Room/Kitchen
18'0" x 16'0"

Bedroom
14'9" x 11'10"

Bedroom
12'5" x 10'0"

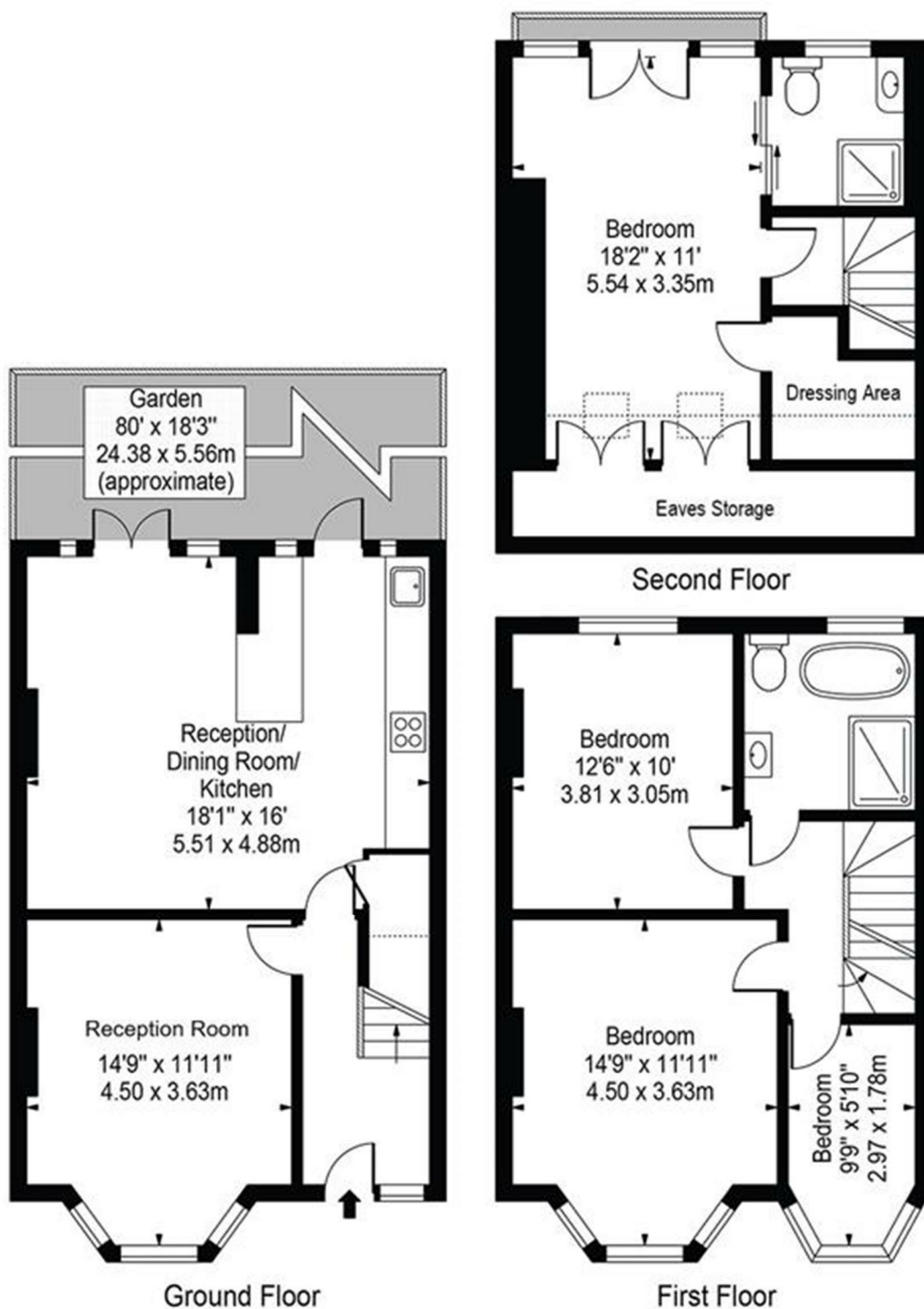
Bedroom
9'8" x 5'10"

Bedroom
18'2" x 10'11"



Approx. Total Internal Area 1414 Sq Ft - 131.36 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 1298 Sq Ft - 120.59 Sq M
(Excluding Restricted Height Area)



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.