



## 4 Tennyson Avenue, Wanstead, E11 2QN

Offers In Excess Of £2,000,000

- Unique family home
- Substantial plot
- En-suite to principal bedroom
- Seperate utility room
- Granted planning permission
- Five double bedrooms
- Desirable location in Wanstead
- Fitted wardrobes in all bedrooms
- Playroom and office

# 4 Tennyson Avenue, Wanstead E11 2QN

**\*SOLD BY PETTY SON & PRESTWICH\*** Proudly positioned on the highly desirable Tennyson Avenue, Petty Son & Prestwich are proud to offer for sale this unique and substantial five double bedroom 1980's detached home.



5



3



6



C

Council Tax Band: G



**\*SOLD BY PETTY SON AND PRESTWICH\*** Standing on an impressive wide plot, this home enjoys a carriage driveway, ample off-street parking and granted planning permission for a two-storey side extension. This one-of-a-kind family home is just 0.3 miles away from Wanstead Station and High Street, making it an easy commute into Central London and a short distance to all of the amenities, cafes and bars Wanstead has to offer.

From the moment you arrive in Tennyson Avenue, which is a wide, tree lined road made up of predominantly Edwardian homes and you pull onto the large driveway, the size, attractive tiered frontage, and sense of space is unparalleled to anything else in this area.

Spanning over 3600 square feet of accommodation this home has everything a modern family could want or need to deal with the demands of day to day living. Stepping into the wide hallway that runs almost the full length of the house, you can access the generous lounge that features a working log burner and conservatory, which benefits from a solid roof with two skylights and views over the rear garden.

There is a stunning fitted kitchen with plenty of storage space and beautiful Brazilian granite worktops as well as an island that houses the hob. The kitchen effortlessly flows onto a large dining area, which is perfect for hosting dinner parties or dealing with chaotic family meals times. There is also a large utility room, with an additional sink that can conveniently house all your white goods and unsightly cleaning products. The ground floor accommodation also includes an office to the front of the house, a playroom/gym, downstairs toilet as well as a stylish wet room and additional toilet, a boot room and internal access into the double garage.

The stairs to the first floor are positioned in the centre of the house and are highlighted beautifully with two large, tiered windows that allow the light to flood in and create a very bright and welcoming landing and hallway. Once upstairs you will discover five double bedrooms all with fitted wardrobes and a stunning family bathroom with a separate shower.. The principal bedroom has plenty of storage space and not only spans the full depth of the house and therefore enjoys a double aspect view, but also has a large en-suite bathroom, with a separate stand-alone shower.

The stunning wrap around plot gives this home an incredible sense of space with the front garden featuring a mix of beautiful shrubs and Silver Birches, a generous side garden and a wide rear garden whilst the frontage provides a huge amount of off road parking.

If you are seeking a large home that you could add to or

mould into your dream home, planning permission was granted for a two-storey side extension as part of the same permission for the kitchen extension, which has already been built. You can also expand your living space by converting the loft into additional accommodation (STPC).

EPC Rating: C73

Council Tax Band: G

Additional fees – In order to carry out anti-money laundering checks, upon a sale being agreed a £5 fee (per buyer) will be applied.

Reception Room

21'7" x 16'11"

Conservatory

16'2" x 13'4"

Playroom

15'11" x 11'8"

Study

14'9" x 9'6"

Dining Room

15'7" x 12'4"

Kitchen

19'0" x 15'10"

Utility

12'2" x 8'0"

Double Garage

12'2" x 8'0"

Bedroom

21'9" x 14'1"

Bedroom

13'10" x 13'8"

Bedroom

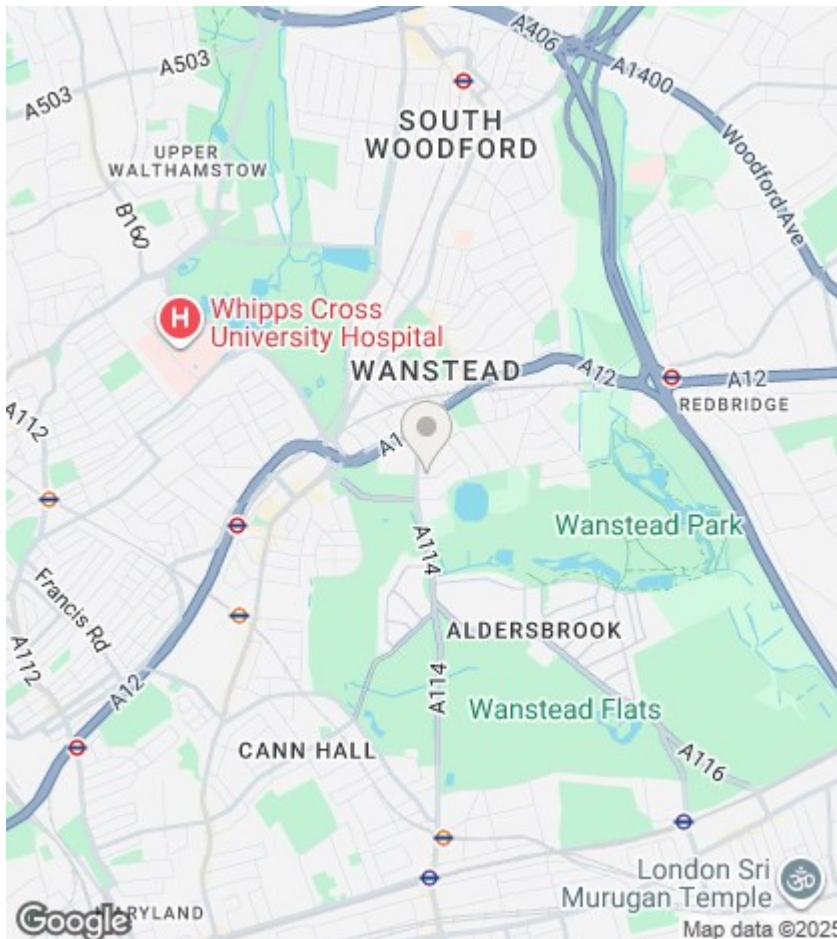
15'3" x 10'0"

Bedroom

13'8" x 7'6"

Bedroom

12'2" x 9'4"



## Directions

## Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

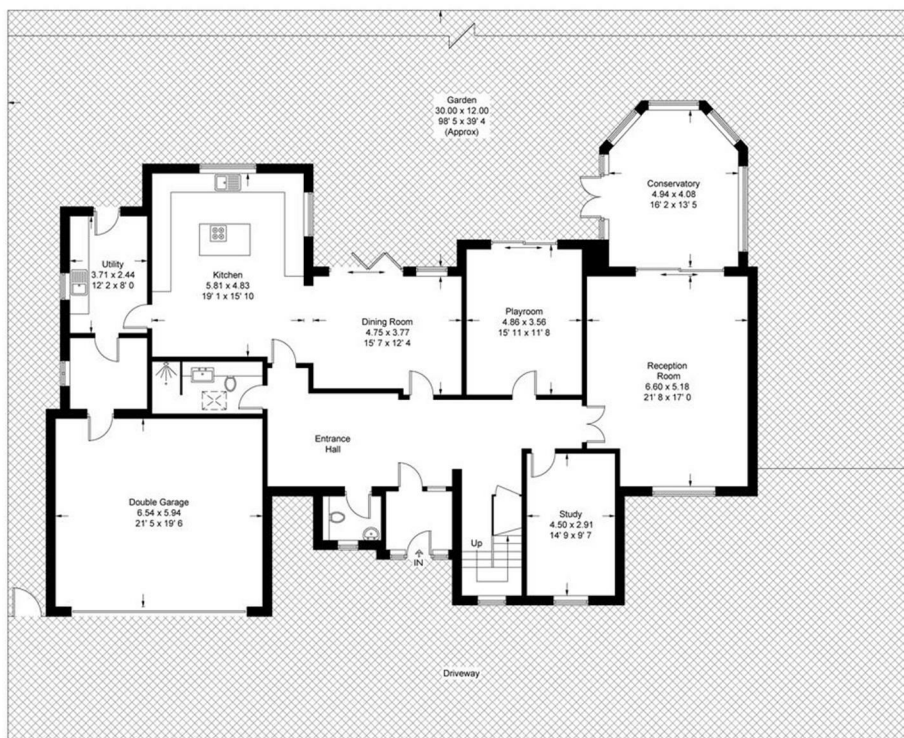
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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	

## Remington Avenue

Approximate Gross Internal Area = 3637 sq ft / 337.9 sq m  
(Including Garage)



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant