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Cranmer Road, London

£775,000

Tenure : Freehold

Floor Area : 1645.30 sq ft

Local Authority : Newham

Council Tax Band : D


Bedrooms : 4

Receptions : 3

Bathrooms : 1



Energy Efficiency Rating

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



Churchill Estates are proud to bring to the market this spacious and characterful four bedroom terraced home offering generous proportions throughout and presents a fantastic opportunity for buyers looking to modernise and create a truly exceptional long term family home.

Upon entering the property you are welcomed by a particularly large entrance hallway which creates an immediate sense of space. To the front of the property is an impressive reception room featuring a wide bay window that allows for an abundance of natural light to flood the room, high ceilings and ample space for both living and entertaining.

The second reception room is equally spacious making it an ideal family dining room or additional lounge space. A further third reception room offers excellent versatility and could easily be utilised as a playroom, home office or formal dining room depending on individual requirements.

The property also benefits from a generously sized kitchen with a range of storage units and worktop space alongside a useful downstairs storage cupboard.

Externally the home boasts an impressive rear garden extending to approximately 60ft comprising a patio seating area leading onto a well maintained laid lawn, perfect for outdoor entertaining and family enjoyment. Additional external features include external storage and an outside WC.

The first floor offers well balanced accommodation throughout and includes a fantastic principal double bedroom spanning the full width of the property to the front aspect. There are two further spacious double bedrooms, while the fourth bedroom is currently arranged as a home office/study ideal for modern day working requirements. The accommodation is served by a three piece shower room and a spacious landing area, with additional built in storage cupboard space.

While already offering substantial living accommodation the property represents an outstanding modernisation opportunity allowing prospective purchasers to refurbish and redesign to their own taste and specification. There is also significant potential to extend into the loft space subject to the necessary planning consents.

Perfectly positioned for families and commuters alike, the property is conveniently located close to a range of highly regarded local schools including Godwin Junior School (213 ft), Forest Gate Community School (0.4 miles) and Sandringham Primary School (0.6 miles).

Further benefits include double glazing, gas central heating, high ceilings throughout, local shopping amenities, parks and excellent transport links including nearby stations Wanstead Park (0.3 miles) and Forest Gate Station (0.4 miles) offering swift access into Stratford, the City and Central London.

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



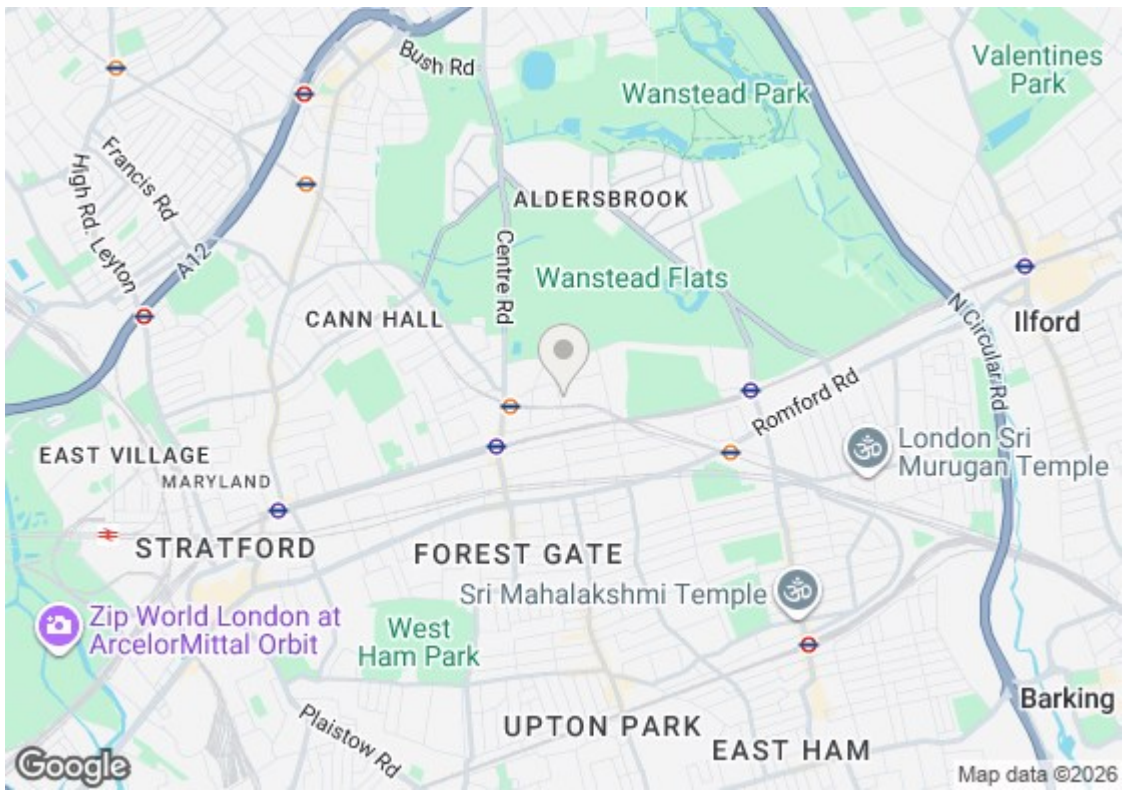
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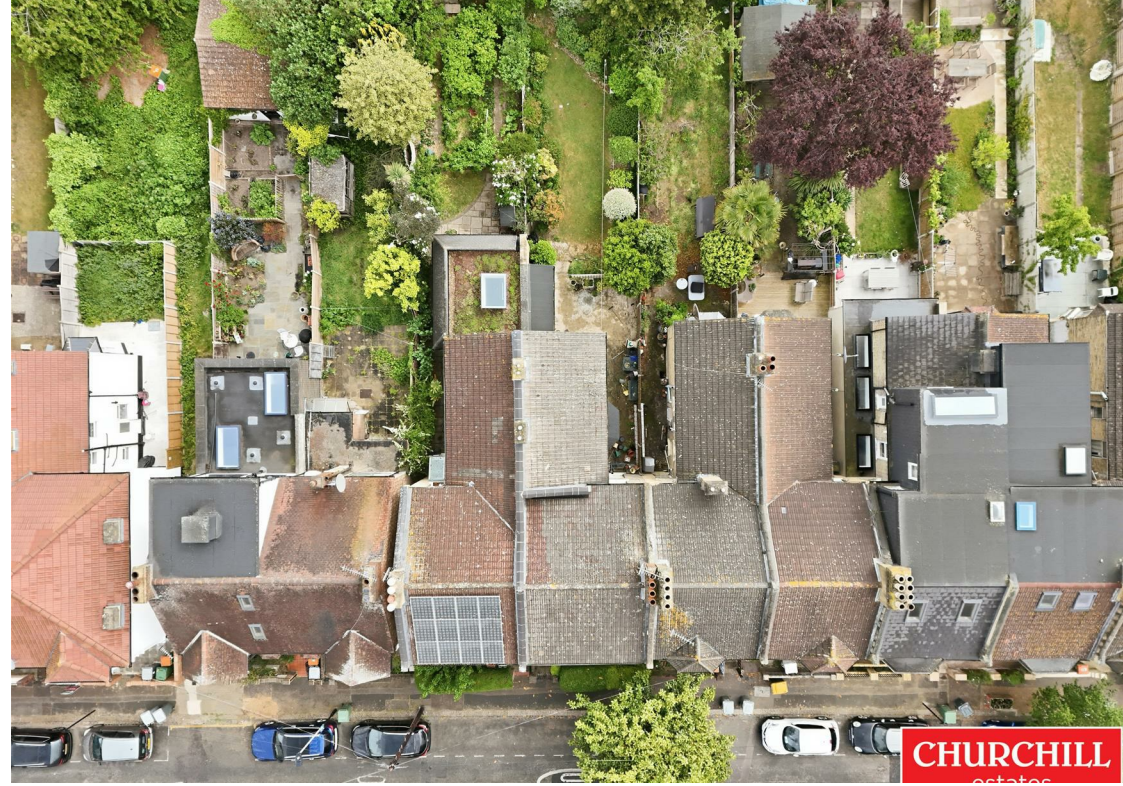
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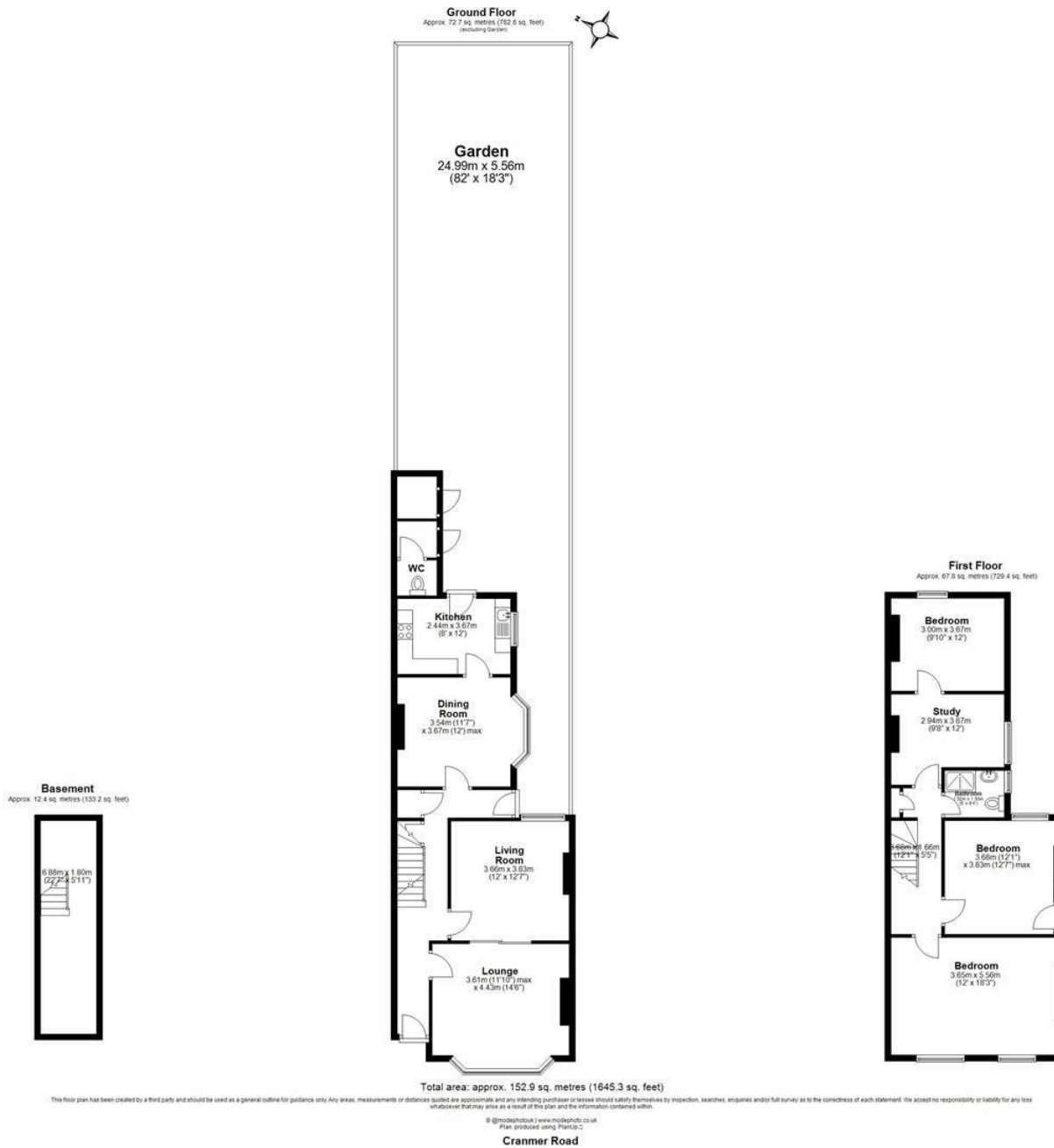


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- Chain free
- Modernisation opportunity
- Three piece shower room
- Excellent opportunity to modernise and potential to extend (STPP)
- (213 ft) to Godwin Junior School and (0.4 miles) to Forest Gate Community School
- Four bedroom terraced home with generous proportions throughout
- Three separate reception rooms offering multiple layout possibilities
- High ceilings throughout enhancing the sense of space and character
- Convenient access to local shopping amenities and green spaces
- Close proximity to Wanstead Park (0.3 miles) and Forest Gate Station (0.4 miles)

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To view call **020 8989 0011**

