



**Elmcroft Avenue, Wanstead, London, E11 2BN**

**Guide Price £800,000 Freehold**

Modernisation opportunity with potential to extend (STP) is this charming mid terrace property which is conveniently located on the desirable Nightingale Estate close to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. The property is offered with vacant possession, allowing for a smooth transition into your new home.

The accommodation comprises through lounge/diner and kitchen on the ground floor with three bedrooms and bathroom on the first floor. The property benefits from gas central heating and double glazing.

In summary, this terraced house on Elmcroft Avenue is a fantastic opportunity for those looking to invest in a property with great potential. With its prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this house your own.

CALL US ON 020 8530 4646 TO ARRANGE A VIEWING.

## Reception Hallway

14'0" x 5'1" (4.27 x 1.57)

## Lounge/Diner

28'1" x 10'11" (8.58 x 3.35)

## Kitchen

11'11" x 6'4" (3.65 x 1.95)

## Landing Area

6'11" x 3'9" (2.12 x 1.15)

## Bedroom One

14'9" x 10'6" (4.50 x 3.21)

## Bedroom Two

13'9" x 9'0" (4.21 x 2.76)

## Bedroom Three

7'9" x 6'4" (2.38 x 1.94)

## Bathroom

6'8" x 6'4" (2.05 x 1.94)



## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





