

Tennyson Avenue, Wanstead

Offers In Excess Of £1,400,000 Freehold

- Four bedroom semi detached house
- Cellar and downstairs WC
- Sought after location
- Huge extension potential (STPP)
- Modernisation required
- Large garden
- 0.4 miles to Wanstead Underground station
- Chain free

SOLD BY PETTY SON & PRESTWICH *Petty Son & Prestwich are delighted to present this elegant four-bedroom family home, perfectly positioned on one of Wanstead's most sought-after tree-lined roads.*

Boasting an enviable location just 0.4 miles from Wanstead Underground Station and moments from the vibrant High Street, this distinguished residence offers exceptional access to an array of local amenities, renowned schools, and verdant open spaces. Nestled discreetly behind George Green in the heart of Central Wanstead, the property presents a rare opportunity to create a truly remarkable family home.

On approach, the driveway, quaint front garden and façade is particularly striking, featuring three bay windows, a distinctive peaked roof, and an inviting porch that sets the tone for the home within. Internally, the accommodation, while offering scope for modernisation, is generously proportioned and brimming with potential. The ground floor comprises two spacious reception rooms, a kitchen opening into a breakfast room, a cellar, and downstairs WC.

On the first floor, there are two double bedrooms, two single bedrooms, and a family bathroom. Observing neighbouring properties, it is clear that the home offers significant scope for enhancement, including a substantial ground floor extension or a hip-to-gable loft conversion, subject to planning permission.

Externally, the property benefits from a large rear garden with side access, perfect for family living and entertaining. Offered chain-free, this exceptional home represents a rare opportunity to acquire a residence of distinction in one of Wanstead's premier locations.

EPC Rating: D63

Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

Reception Room

14'9" x 15'5"

Dining Room

17'1" x 12'2"

Kitchen

12'6" x 10'10"

Breakfast Room

12'6" x 7'7"

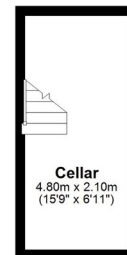
Bedroom

15'9" x 14'1"



Basement

Approx. 0.0 sq. metres (0.0 sq. feet)

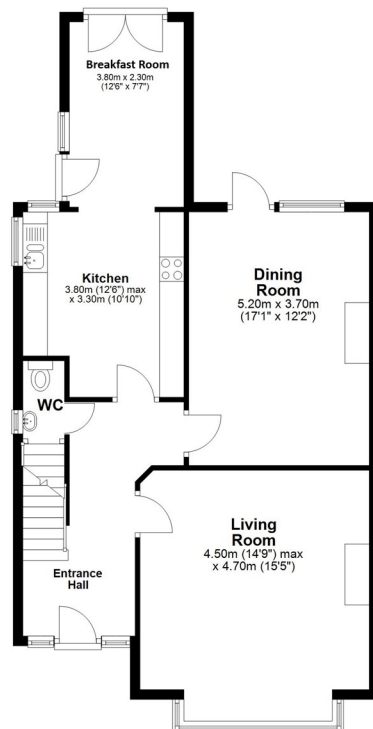


Cellar

4.80m x 2.10m
(15'9" x 6'11")

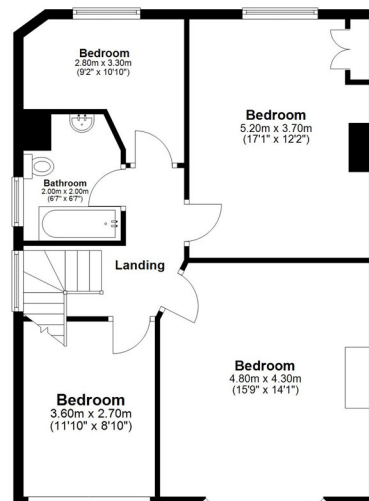
Ground Floor

Approx. 65.8 sq. metres (707.8 sq. feet)



First Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



Total area: approx. 136.7 sq. metres (1471.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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