PETTY SON & PRESTWICH
EST.1908









Cranbourne Avenue, Wanstead

Asking Price £895,000 Freehold

- Three bedroom 1930's home
- Large through-lounge
- Potential to further extend (STPC)
- Chain free
- 0.5 Miles to Wanstead High Street
- Beautifully presented throughout
- Contemporary kitchen with rear addition
- West facing garden
- Off road parking
- 0.3 Miles to Nightingale Primary School

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Petty Son and Prestwich are delighted to offer to market this three bedroom 1930's terraced home, positioned in the ever-popular Nightingale Estate in Wanstead.

Bordering Wanstead Village at the very beginning of the Nightingale Estate, Cranbourne Avenue is within easy walking distance of Wanstead High Street (0.5 Miles), Snaresbrook Station (0.6 Miles) and the popular Nightingale Primary School (0.3 Miles, rated Ofsted outstanding) as well as the small parade of shops on Nightingale Lane including the popular The Nightingale and The Duke (0.2 Miles).

Not only is the location outstanding but, thanks to the year of build, the majority of the properties in this location benefit from generous proportions, relatively high ceilings and good sized gardens as well as potential to further expand the living space into the loft and to the rear.

This three bedroom home ticks all of those boxes. The original layout is relatively unchanged, but the small alterations that have been made have made a big difference, with the two large receptions now forming one generous, modern and bright through lounge and a small addition to the rear greatly increasing the kitchen space on offer.

The contemporary kitchen houses a good range of integrated appliances as well as a good deal of storage and worksurface space, however there is further opportunity to re-design the space by either larger rear extension or incorporating the neighbouring reception room, thus creating a larger family living/dining and kitchen (STPC).

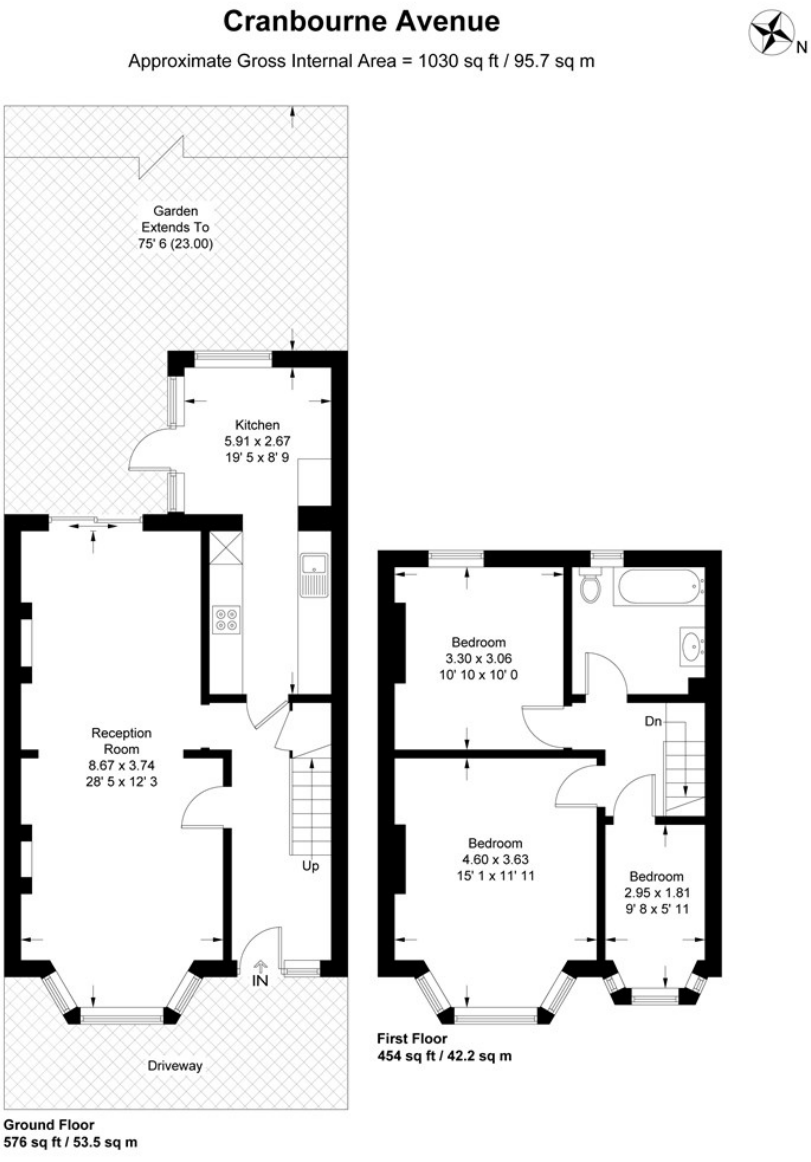
To the first floor there are two very well proportioned double bedrooms and a smaller single room which could also be used as a home office or nursery. The bathroom is well presented with a rain shower overhead the bath with recessed control panel. There is a loft space which can be used as a large storage space but could be developed to provide further living accommodation (STPC).

Externally there is a neatly laid, two-tone herringbone designed driveway bordered by flower beds and rear garden with raised deck laid to lawn, providing plenty of space for play equipment and storage shed towards the end.

The property further benefits from a garden with a Westerly aspect, with sun being enjoyed for the majority of the afternoon until the evening, and no onward chain.

EPC Rating: C70
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
28'5" x 12'3"



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 decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.