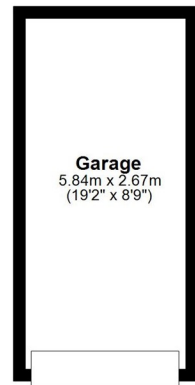
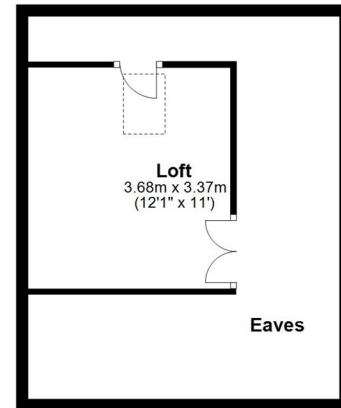


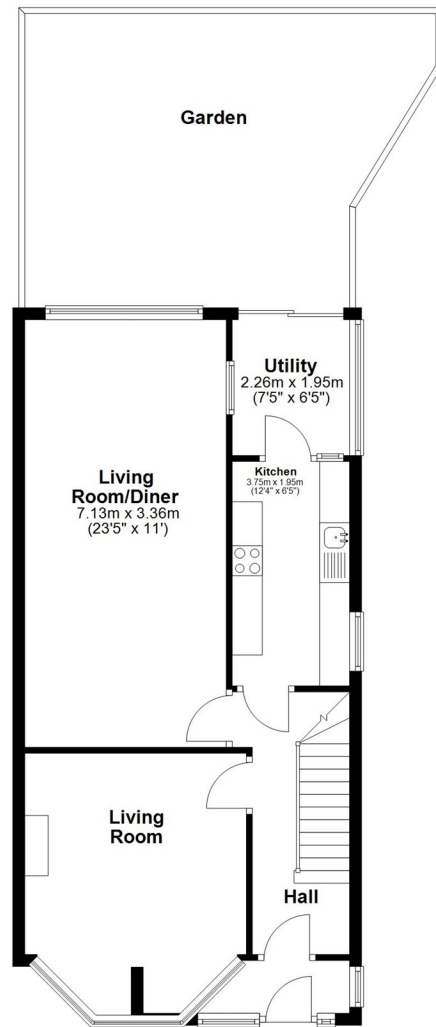
**Outbuilding**  
Approx. 15.6 sq. metres (167.8 sq. feet)



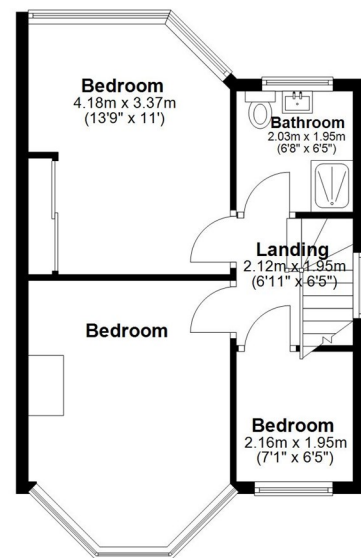
**Loft**  
Approx. 19.5 sq. metres (209.9 sq. feet)  
(excluding Loft)



**Ground Floor**  
Approx. 61.2 sq. metres (659.1 sq. feet)  
(excluding Garden)



**First Floor**  
Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 135.3 sq. metres (1456.4 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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Plan produced using PlanUp.

Colvin Gardens



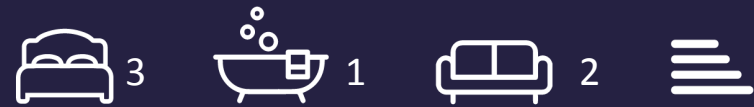
## Colvin Gardens, Wanstead

Asking Price £800,000 Freehold

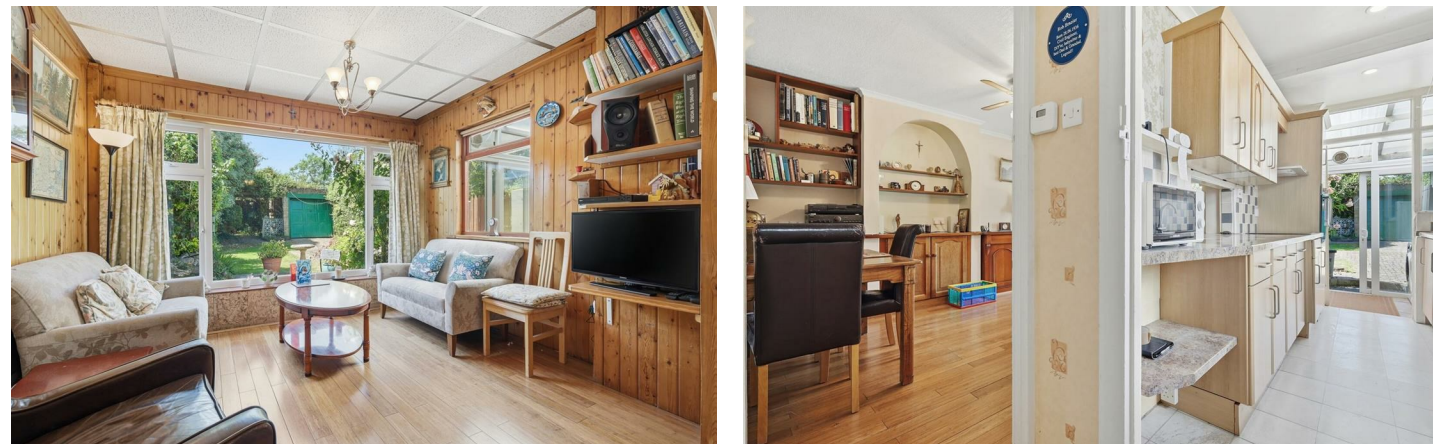
- Three bedroom 1930's family home
- 0.6 miles to Wanstead High Street
- Close to Nightingale Primary School
- Chain free
- Nightingale Estate
- Huge potential (STPP)
- Garage and driveway
- Downstairs W.C

# Colvin Gardens, Wanstead

Petty Son & Prestwich are delighted to offer for sale this charming three-bedroom semi-detached 1930s family home, ideally positioned within the highly sought-after and family-friendly Nightingale Estate.



Council Tax Band: E



Perfectly located, Wanstead High Street is just 0.6 miles away and offers a vibrant mix of independent boutiques, cafés, restaurants, and a wonderful sense of community. The property is exceptionally well connected, with both Wanstead (0.7miles) and Snaresbrook Central Line stations (0.7miles) providing convenient access into Central London. The area is also well served by local bus routes and is within close proximity to the highly regarded Nightingale Primary School, just 0.2 miles away.

This attractive 1930s home boasts two beautiful bay windows, a shared driveway, and a garage. Upon entering, you are welcomed by a practical porch area leading into a bright front reception room featuring a large bay window.

To the rear, an extended second reception room enjoys large windows overlooking the garden, creating a wonderful family and entertaining space filled with natural light. The galley kitchen leads through to the second part of the extension, where a highly practical utility room neatly houses white goods and additional storage. A downstairs toilet completes the accommodation on the ground floor.

The ground floor offers enormous potential for further enhancement, including the possibility of creating an open-plan kitchen/dining/family room or extending further to the rear, subject to the usual planning permissions (STPP). Upstairs, the property offers three bedrooms, two of which are generous doubles, alongside a shower room.

While the property would benefit from some modernisation, it presents an exciting opportunity for buyers to create a truly stunning long-term family home. The spacious loft also offers excellent potential for conversion and enlargement into a substantial principal bedroom with an en-suite shower room, subject to planning permission (STPP).

The rear garden is immaculately maintained and provides a peaceful green oasis. A pathway leads to the garage, currently used as excellent storage space, alongside a secluded seating area framed by mature planting and climbing greenery, creating a wonderfully shaded retreat. There is also a well-kept lawn and additional patio space, all beautifully

enclosed by attractive shrubs and plants that enhance the sense of privacy and tranquillity.

Offered chain free, this is an ideal opportunity for buyers looking to move quickly into a home with exceptional potential in one of Wanstead's most desirable locations.

EPC Rating: TBC

Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.