







Buckingham Road, Wanstead

Offers In Excess Of £975,000 Freehold

- Three bedroom end of terrace home
- Open views to the rear
- Easterly garden
- Potential to extend and modernise
- Highly sought after Counties Estate Conservation Area
- Close proximity to excellent schooling
- 0.5 Miles to Wanstead Station
- Chain free

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

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

Buckingham Road, Wanstead

This charming 1930s residence is postioned in the highly sought after Counties Estate and close to excellent schooling is being sold CHAIN FREE.

3 1 2 Council Tax Band: E







Buckingham Road takes its name from the historic county of Buckinghamshire, this prestigious address forms part of an exclusive collection of elegant homes set within a charming leafy conservation area, where beautifully preserved Edwardian architecture and picturesque tree-lined avenues create one of Wanstead's most desirable residential settings.

Wonderfully peaceful yet exceptionally well connected, this particular home enjoys a prime position within easy reach of Wanstead Station (0.5 miles) and Snaresbrook Station (0.7 miles), offering swift and convenient access into Central London. The property is also ideally placed for a superb selection of highly regarded local schools and nurseries. Within close proximity are Nightingale Primary School and The Grove Montessori Nursery (both 0.5 miles away), along with Wanstead Church School (around 0.6 miles) - Each is recognised by Ofsted with ratings of Good or Outstanding, making the area particularly appealing for families seeking exceptional educational options.

The existing three-bedroom semi-detached property would benefit from modernisation, yet presents an outstanding canvas for enhancement. Subject to the usual consents (STPP), there is clear potential to extend to the rear and convert the loft, significantly increasing the living accommodation while maximising the property's uninterrupted views over open fields to the rear.

Internally the home follows the classic layout typical of this era. The ground floor offers two generous reception rooms, a kitchen and a convenient ground floor W.C., while the first floor comprises three well-proportioned bedrooms and a family bathroom, providing excellent foundations for a thoughtful renovation.

The home is also being sold with NO ONWARD CHAIN.

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.

Living Room
12'6" x 14'10"

Dining Room
14'2" x 11'6"

Kitchen
11'9" x 9'5"

Bedroom
13'1" x 12'6"

Bedroom
11'3" x 10'10"

Bedroom
9'6" x 8'3"

Bathroom
9' x 7'12"