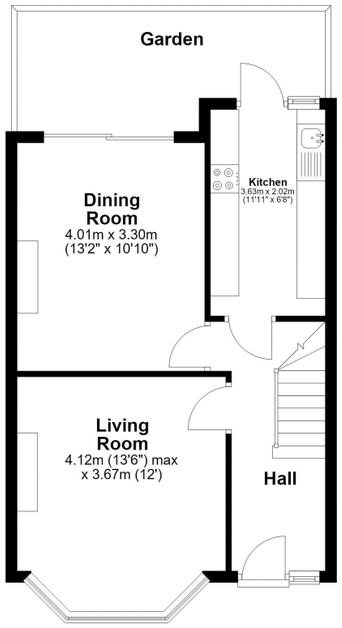
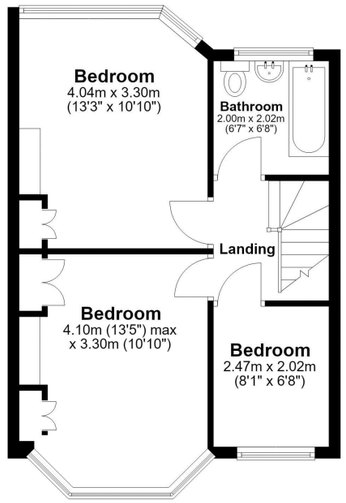
Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)
(excluding Garden)



First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 82.0 sq. metres (882.6 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

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

PETTY SON & PRESTWICH
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Colvin Gardens, Wanstead

Offers In Excess Of £750,000 Freehold

- Three bedroom 1930's home
- Two receptions
- In need of cosmetic enhancement
- 0.2 Miles to Nightingale Primary School
- 0.7 Miles to Snaresbrook and South Woodford Stations
- Extremely generous garden
- Backing onto playing fields
- Significant ability to reconfigure or extend (STPP)
- 0.7 Miles to Wanstead High Street & George Lane

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Colvin Gardens, Wanstead

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are delighted to introduce this three-bedroom, 1930s terraced home, 0.2 miles from Nightingale Primary School, with plenty of potential and a very generous garden.

3 | 1 | 2 | D | Council Tax Band: E







Approaching the property, the established frontage is stocked with mature bushes and shrubs providing a degree of privacy. A further green border sits between the pavement and road, giving the house an appealing sense of separation from the street. Inside, the house retains character from a home of this era with exposed floorboards running through the entrance hall and both reception rooms. The chimney breasts remain in place too, naturally anchoring each reception and offering the perfect starting point for creating warm, inviting spaces.

To the rear, both the second reception room and kitchen open directly onto what is undoubtedly one of the property's standout features: an exceptionally long garden. Currently laid mainly to lawn, with storage sheds at the far end, the garden stretches all the way back to the adjoining school playing fields. The sheer depth means there is plenty of scope to extend the house, (STPP), without sacrificing the garden that makes this home so appealing. There is also ample room at the end for a substantial outbuilding, whether that becomes a home office, gym or simply somewhere to escape to.

Upstairs, the original character continues, with exposed floorboards flowing from the landing into all three bedrooms. The principal and second bedrooms are both comfortable doubles, while the third bedroom is currently arranged as a dressing room but could equally lend itself to a nursery, child's bedroom or home office. The family bathroom is simply presented with a white suite.

For those looking to put their own stamp on a property, there is plenty to work with here. The house would benefit from some cosmetic updating, while the existing footprint offers opportunities to reconfigure the layout and potentially extend to the rear or into the loft, subject to planning permission.

And then there is the location. Nightingale Primary School is just 0.2 miles away, with Snaresbrook Primary School at 0.5 miles and Wanstead Church School around 0.7 miles. Wanstead High Street and George Lane in South Woodford are both 0.7 miles away, offering a diverse mix of independent shops, cafés, restaurants and everyday essentials. South Woodford and Snaresbrook Central Line stations are also both 0.7 miles away, providing straightforward connections into the City and West End, while the A12, M25 and a range of local bus routes make travelling further afield equally convenient.

Offered to the market chain free, this is a home that feels very much like a blank canvas in the best possible sense; a well-proportioned 1930s house, a brilliant garden and a sought-after Nightingale Estate setting, ready for its next chapter.

EPC Rating: D60
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
13'6" x 12'

Dining Room
13'2" x 10'10"

Kitchen
11'11" x 6'8"

Bedroom
13'5" x 10'10"

Bedroom
13'3" x 10'10"

Bedroom
8'1" x 6'8"