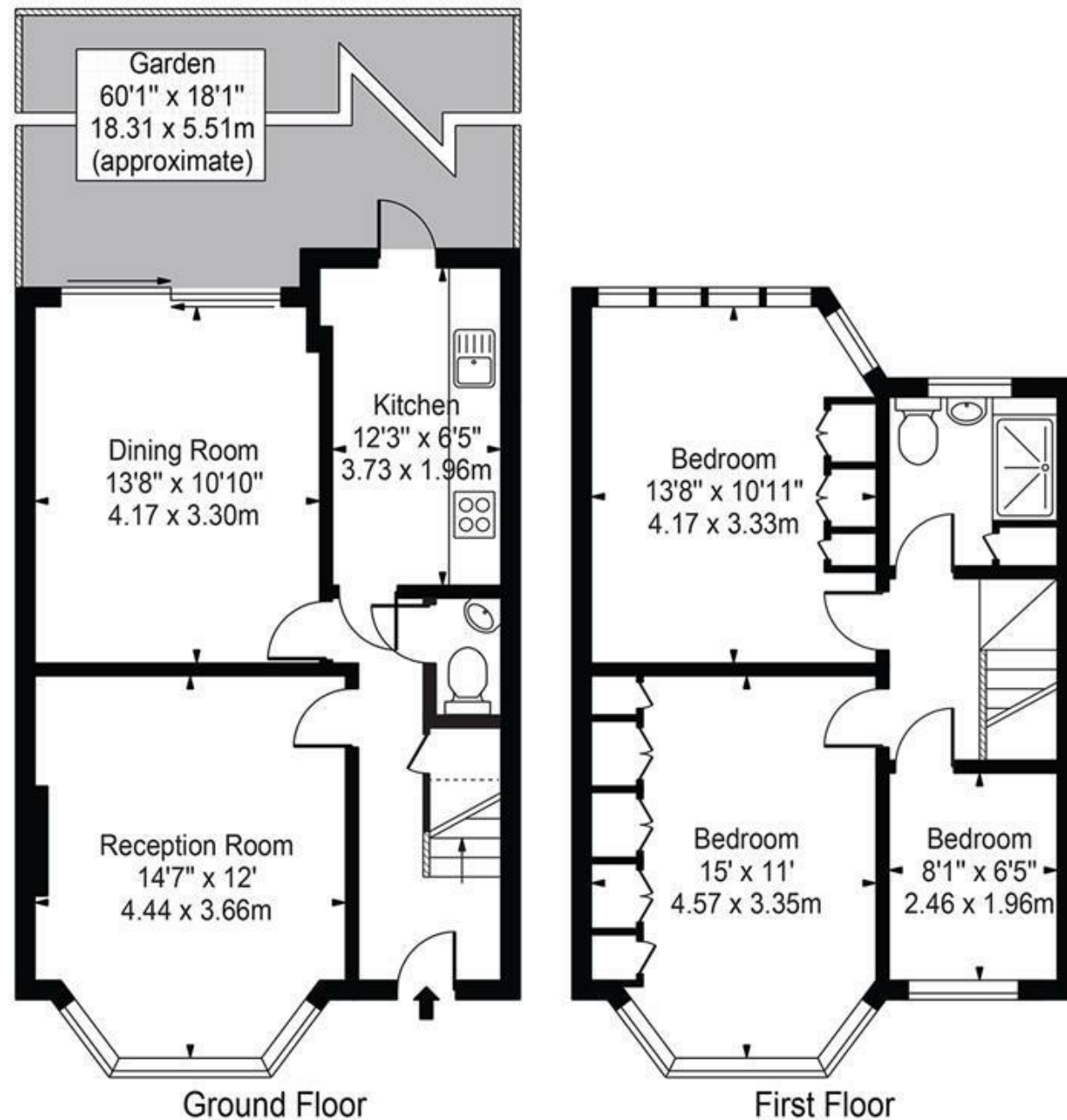
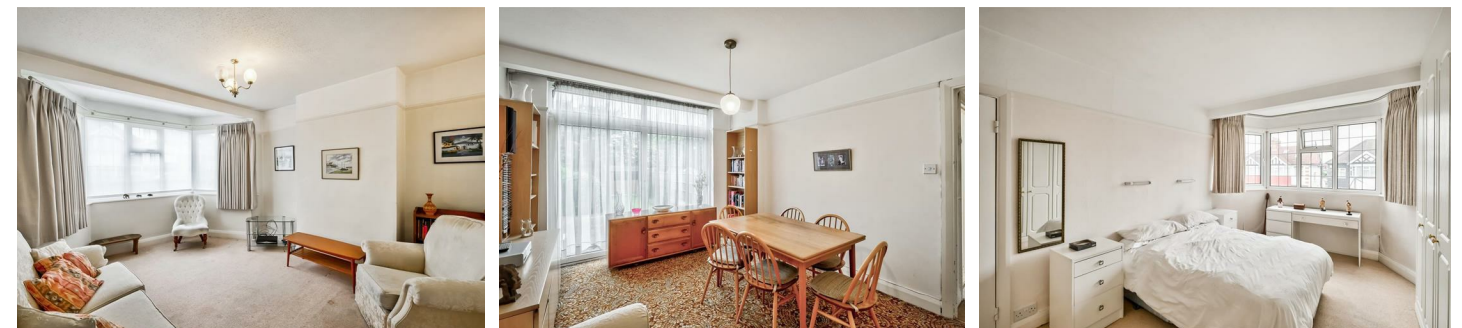


## Elmcroft Avenue

Approx. Gross Internal Area 965 Sq Ft - 89.65 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Elmcroft Avenue, Wanstead

£775,000 Freehold

- Chain free
- 0.7 miles from Wanstead Underground Station
- Downstairs toilet
- Two reception rooms
- Nightingale Estate
- Potential to extend (STPP)



# Elmcroft Avenue, Wanstead

Petty Son & Prestwich are thrilled to present this charming three bedroom mid-terrace home, ideally situated in the highly sought after Nightingale Estate just 0.5 miles from Wanstead’s vibrant High Street and within easy reach of both Wanstead (0.7 miles) and Snaresbrook (0.7 miles) Underground Stations.

 3

 2

 2

 C

Council Tax Band: E



Perfectly positioned for families, the property is just 0.2 miles from the well-regarded Nightingale Primary School. This double-bayed home offers a fantastic opportunity for buyers looking to personalise and create their ideal living space. From the outset, the smart and well-maintained frontage provides a warm welcome. Inside, the ground floor comprises two versatile reception rooms: a bright and airy front sitting room with a large bay window, and a rear dining room overlooking the mature garden, perfect for entertaining or family meals. A convenient downstairs WC and a practical galley kitchen complete the ground floor layout.

Upstairs, you’ll find three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for growing families. The rear garden features a paved patio area, ideal for outdoor furniture and summer dining, with a lawned section to the rear for children to play or for gardening enthusiasts to enjoy. Offered chain-free, this home presents exciting potential to extend both into the loft and at the rear (STPP), making it a home you can truly grow into. Early viewing is highly recommended to fully appreciate the location, space, and potential this property offers.

EPC Rating: TBC  
Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

**Reception Room**  
14'6" x 12'0"

**Dining Room**  
13'8" x 10'9"

**Kitchen**  
12'2" x 6'5"

**Bedroom**  
14'11" x 10'11"

**Bedroom**  
13'8" x 10'11"

**Bedroom**  
8'0" x 6'5"