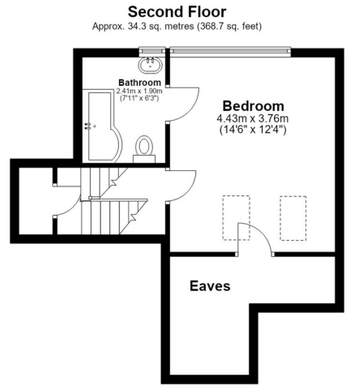
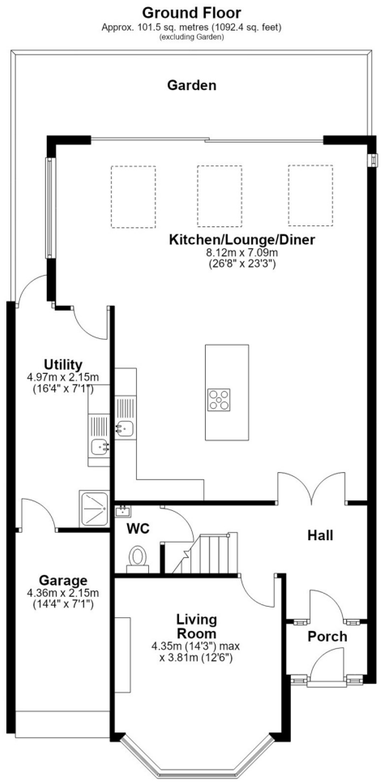
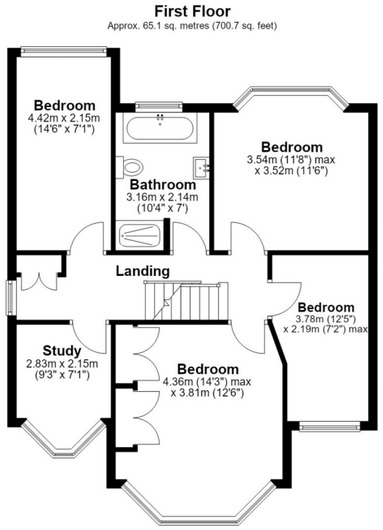








Total area: approx. 221.1 sq. metres (2379.7 sq. feet)

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.

Cranbourne Avenue

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www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908









Cranbourne Avenue, Wanstead

Asking Price £1,300,000 Freehold

- Substantial five bedroom, family home
- Sought after Nightingale Estate
- Contemporary kitchen diner spanning 26'8 x 23'3
- Dedicated home office
- Wide driveway with integral garage
- Extensively extended, offering 2,161.8 square feet
- Large rear garden with summerhouse and large decked area
- Large, separate utility room
- Ground floor W.C
- 0.6 miles from Snaresbrook and South Woodford Underground Station

11 Woodbine Place, Wanstead, London, E11 2RH
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Cranbourne Avenue, Wanstead

Petty Son & Prestwich are delighted to offer this exceptionally spacious five-bedroom family home, enviably positioned on Cranbourne Avenue, a pretty tree-lined residential turning within the highly sought-after Nightingale Estate.

5 | 2 | 2 | C | Council Tax Band: F







From the moment you arrive, the impressive proportions of this wonderful home are immediately apparent. A wide driveway, attractive staggered frontage and large double bay windows create an appealing first impression, while the generous and thoughtfully arranged accommodation continues to impress throughout.

The location is particularly well suited to family life, with the highly regarded Nightingale School, rated 'Outstanding' by Ofsted, just 0.2 miles away, and Snaresbrook Primary School, rated 'Good', approximately 0.3 miles away. Both Wanstead High Street and George Lane are within walking distance, offering an excellent selection of independent shops, boutiques, restaurants and coffee shops. For commuters, South Woodford and Snaresbrook Central Line stations are both approximately 0.6 miles away, with convenient access to the North Circular and M11 also close at hand.

On entering the property, a generous porch provides useful space for coats and shoes before leading into a spacious L-shaped hallway. The front reception room is both elegant and inviting, featuring a large bay window, feature fireplace and bespoke cabinetry within the alcoves. Finished in a soft, subtle grey palette, it provides a lovely, tranquil space to relax away from the main family areas of the home.

The real heart of the property, however, is the impressive rear extension, which has created a wonderful open-plan kitchen, dining and family living space perfectly suited to modern family life and entertaining.

The kitchen is centred around a striking island, incorporating an induction hob and seamlessly extending into a breakfast bar. Beautiful dark brown cabinetry contrasts elegantly with the crisp white walls and light work surfaces.
There is ample space for a substantial dining table alongside the island, together with a generous lounge area, creating a wonderfully sociable room where family and friends can gather. Three oversized skylights, full-width bi-folding doors and additional side glazing flood the space with natural light, while the doors open directly onto the garden, creating a seamless connection between the interior and exterior during the warmer months.

A spacious utility room provides excellent practical storage and space for white goods, with direct access to both the rear garden and integral garage. This is a particularly useful feature for family life, allowing muddy shoes, children and four-legged friends to come and go without having to pass through the main living areas. A downstairs WC completes the ground floor.

The first floor provides five bedrooms, offering an excellent degree of flexibility for a growing family, guests or those working from home. The fifth bedroom is currently arranged as a study/home office and benefits from fitted storage.

The remaining four bedrooms are served by a beautifully appointed, fully tiled family bathroom, which is generously proportioned and offers both a separate bath and a double shower.

The principal bedroom occupies the converted loft space and benefits from a stylish en-suite bathroom and excellent storage within the eaves.

Outside, the exceptionally large rear garden is a particularly special feature of the property. A generous combination of lawn and patio provides ample space for children to play, family pets to enjoy and adults to relax and entertain. Towards the rear, a bespoke timber seating area creates the perfect setting for summer BBQs, alfresco dining and gatherings with family and friends, while beyond this sits a superb summer house, providing further versatile space.

In all, this is a substantial and beautifully presented family home, offering generous and versatile accommodation, excellent entertaining space and a truly impressive garden. Combined with its enviable position close to highly regarded schools, local amenities and Central Line transport links, this is a home that offers not only considerable space, but an exceptional setting in which to enjoy family life.

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

Reception Room
14'3" x 12'6"

Kitchen/Dining Room
26'8" x 23'3"

Utility Room
16'4" x 7'1"

Bedroom
14'4" x 12'6"

Bedroom
11'7" x 11'7"

Bedroom
14'6" x 7'1"

Bedroom
9'3" x 7'1"

Bedroom
14'6" x 12'4"