



Elmcroft Close, Wanstead

Asking Price £850,000 Freehold

- 0.5 Miles to Wanstead High Street
- Westerly facing rear garden
- Extended kitchen
- Opportunity to extend (STPP)
- In need of updating
- 0.3 Miles to Nightingale Primary School
- Garage and driveway
- Generous through lounge
- Quiet cul-de-sac location
- Three-bedroom semi-detached home

Petty Son & Prestwich are pleased to market this three-bedroom semi-detached family home with attached garage, off-street parking, and excellent scope to extend (STPP), perfectly positioned at the entrance of a quiet cul-de-sac on the sought-after Nightingale Estate.

SOLD BY PETTY SON & PRESTWICH Set within a select close of just eight homes, this property enjoys a peaceful, tucked-away position, while still being within easy reach of Wanstead High Street (0.5 miles) and Snaresbrook Underground Station (0.7 miles). The highly rated Nightingale Primary School is a mere 0.3 miles walk, ideal for commuters and families alike.

The property itself offers a fantastic blank canvas, requiring modernisation throughout but bursting with potential. The ground floor features a spacious through lounge, an extended kitchen, conservatory, and a convenient downstairs W.C.

Upstairs, you'll find three bedrooms (two generous doubles) and a family bathroom.

Outside, the westerly-facing garden is laid to lawn and enjoys glorious afternoon and evening sun, perfect for entertaining or relaxing with the family.

With possibilities to extend at the rear, into the loft, and over the garage (subject to the usual permissions), this is a chance to create a home truly tailored to your needs.

EPC Rating: D63

Council Tax Band: E

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

Reception/Dining Room

29'2" x 6'6"

Kitchen

12'5" x 6'5"

Conservatory

17'8" x 9'3"

Bedroom

14'10" x 11'5"

Bedroom

13'8" x 10'11"

Bedroom

7'10" x 6'6"