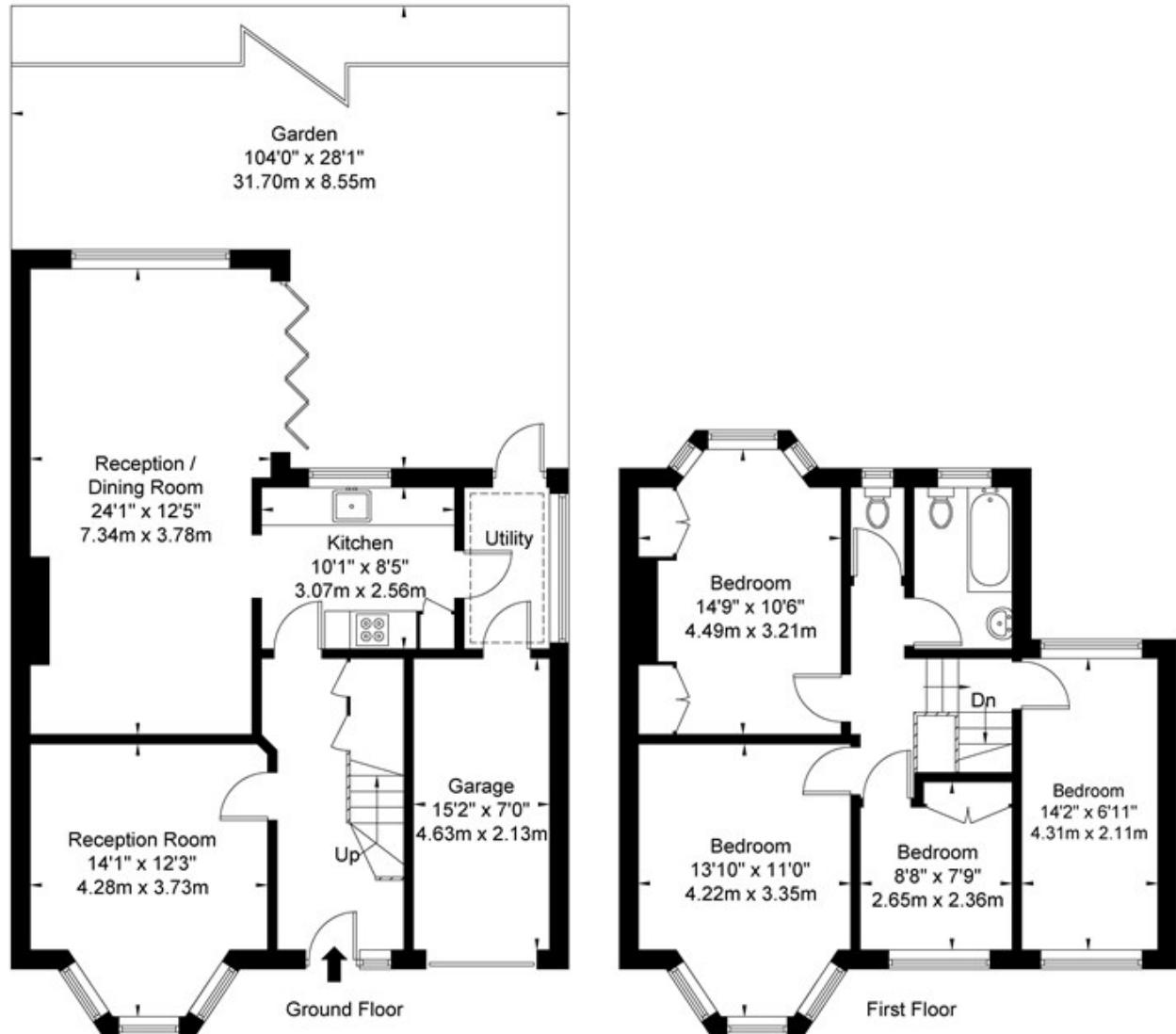


# Cranbourne Avenue, E11 2BH

Approx. Gross Internal Area = 131.5 sq m / 1415 sq ft



Ref

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Cranbourne Avenue, Wanstead

Asking Price £975,000 Freehold

- Double fronted terraced home
- Formal lounge
- Separate utility room off kitchen
- Large rear garden in excess of 100 feet
- Close to good schools
- Four bedrooms
- Through lounge with bi-fold doors
- Integral garage
- Room to further extend
- 0.6 Miles to both Snaresbrook and South Woodford Central Line Stations'

# Cranbourne Avenue, Wanstead

Petty Son & Prestwich are delighted to offer this spacious four-bedroom family home set in the sought after Nightingale Estate boasting a superb kitchen/family room, separate utility, garage and off-street parking.



Council Tax Band: F



\*SOLD BY PETTY SON AND PRESTWICH\* Cranbourne Avenue is a pretty tree lined residential turning located on the sought after Nightingale Estate, ideally located for the high achieving, 'outstanding' Ofsted rated Nightingale School (0.2 miles) and Ofsted rated 'good' Snaresbrook Primary School (0.3 Miles). Within walking distance (0.5 and 0.6 Miles respectively) you can be in either Wanstead High Street or George Lane, both of which offers a vast array of independent shops, boutiques, excellent restaurants and coffee bars. Perfect for commuters, both South Woodford and Snaresbrook Central Line Station's are just over half a mile away on foot (0.6 miles), with access to the North Circular and M11 also on your doorstep.

On approach, one is immediately taken by the double bayed frontage of the house and wide plot, offering ample off road parking. A spacious entrance hall provides plenty of useful space for coats and shoes and leads to a formal reception room to the front flooded by natural light thanks to the large bay window. To the rear an open through lounge with bifold doors and underfloor electric heating overlooks the large rear garden, a perfect place for enjoying barbeques with friends and family in the warmer months. The contemporary kitchen leads from the rear reception and is fitted with a mix of wall units and integrated appliances complemented by contrasting work surfaces and splash backs. A separate utility room offers plenty of additional storage and access to the rear garden.

On the first floor you will find four bedrooms, three good sized doubles and a single, the largest of which features fitted wardrobes and enjoys leafy views to the rear of the house. There is also a family bathroom on this floor in addition to a handy additional W.C. The loft provides further potential for additional accommodation if required (STPC). To the rear there is a large garden laid to lawn edged with established shrubs and trees that provide a good deal of privacy and further room to extend to the rear is required (STPC).

EPC Rating: D57  
Council Tax Band: E

**FORMAL RECEPTION**  
14'1" x 12'3"

## RECEPTION/DINING ROOM

24'1" x 12'5"

## KITCHEN

10'1" x 8'5"

## GARAGE

15'2" x 7'0"

## BEDROOM ONE

14'9" x 10'6"

## BEDROOM TWO

13'10" x 11'0"

## BEDROOM THREE

14'2" x 6'11"

## BEDROOM FOUR

8'8" x 7'9"