PETTY SON & PRESTWICH
EST.1908

Deynecourt Gardens, Wanstead

Offers In Excess Of £685,000 Freehold

- Semi-detached house
- Two formal receptions
- Chain free
- Side access
- 0.4 Miles to Nightingale Primary School
- Three bedrooms
- Potential to extend (STPP)
- Off street parking
- West facing garden
- 0.7 Miles to Wanstead High Street

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**SOLD BY PETTY SON & PRESTWICH* Petty Son & Prestwich are delighted to present this three-bedroom semi-detached home, offering scope to extend (STPP) and West facing garden.*

This attractive double-bayed home presents an excellent opportunity for purchasers seeking to put their own stamp on a property. Situated just 0.7 miles from Wanstead's vibrant High Street and with both Wanstead and Snaresbrook Central Line stations within 0.9 miles, it offers convenient access to local amenities as well as the City and West End. Just a short stroll away, Roding Valley Park provides expansive walks, community tennis courts, and a children's play area. Families will also appreciate the proximity to the highly regarded Nightingale Primary School, only 0.4 miles from the property, further enhancing the appeal of this well-located residence.

The property retains its traditional layout, with the ground floor comprising a formal sitting room, a dining room with large doors opening onto the rear garden, and a classic galley kitchen featuring dual runs of cabinetry. The generous plot and favourable westerly aspect provide ample potential to reconfigure or extend the rear of the property (STPP), creating a larger open-plan kitchen/dining/family space should one desire.

Upstairs, the first floor offers two well-proportioned double bedrooms, a single bedroom, and a family bathroom. For those seeking further accommodation, the loft provides scope for conversion to create a fourth bedroom and additional shower room (STPP), but is equally as useful for additional storage needs.

Externally, the property benefits from a driveway and side access, with the potential to create direct entry to the rear garden by installing a gate within the existing fencing - ideal for bikes, garden equipment, or simply enhancing day-to-day convenience.

The rear garden, laid to both patio and lawn, enjoys a desirable westerly aspect, providing an ideal space for summer entertaining, relaxing, or al fresco dining. The property is offered with no onward chain, providing a straightforward and hassle-free move.

EPC Rating: E54
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

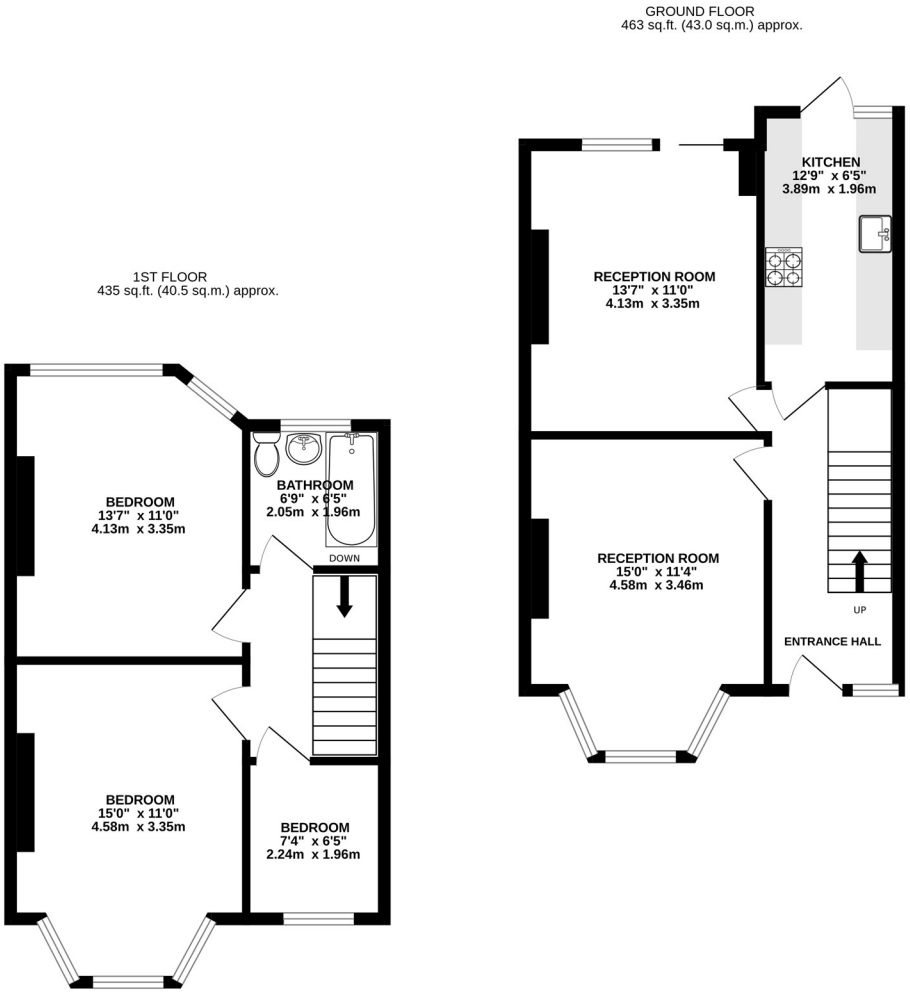
Reception Room
15' x 11'4"

Dining Room
13'7" x 10'12"

Kitchen
12'9" x 6'5"

Bedroom
15' x 10'12"

Bedroom
13'7" x 10'12"



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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