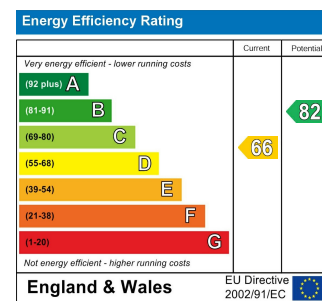




Total Area: 152.5 m² ... 1641 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



CRANBOURNE AVENUE, WANSTEAD

Offers In Excess Of £1,050,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedrooms plus Study
- Garage
- Recently Renovated
- Driveway
- Converted Loft
- Rear Access
- Close to Snaresbrook Station
- High Specification
- Extended Kitchen Diner
- Short Walk to Wanstead High Street

This epically proportioned and recently renovated four-bedroom home benefits from having a large rear garden, a garage, rear access and off street parking, as well as a converted loft, a double reception room, an extended kitchen diner and an additional study room. Inside or outside, it's a winner.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got Wanstead's much-loved pubs, restaurants, local shops and a cinema within a short hop. Even more of a bonus, Snaresbrook station is just 12 minutes on foot.

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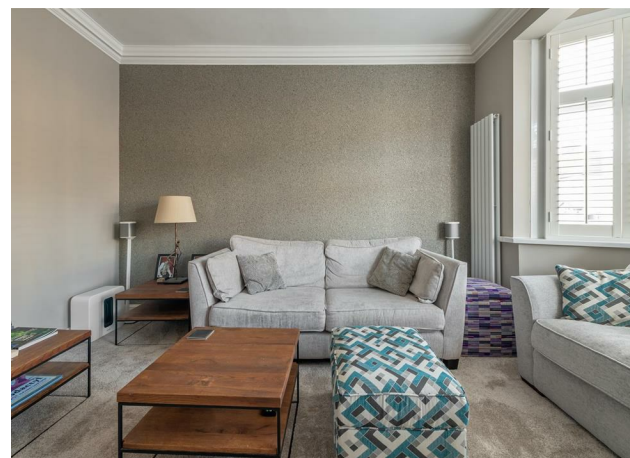
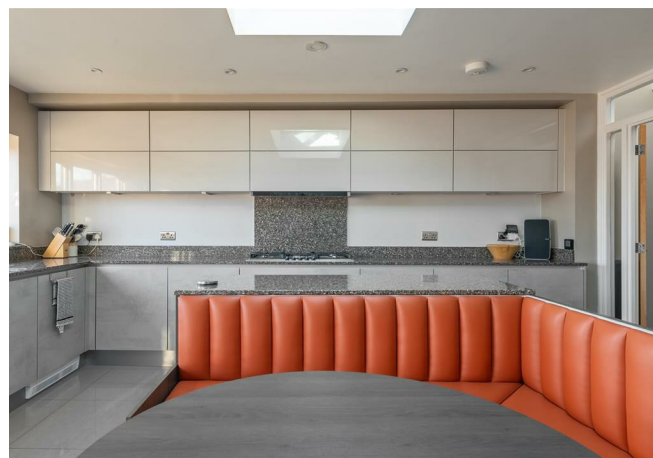
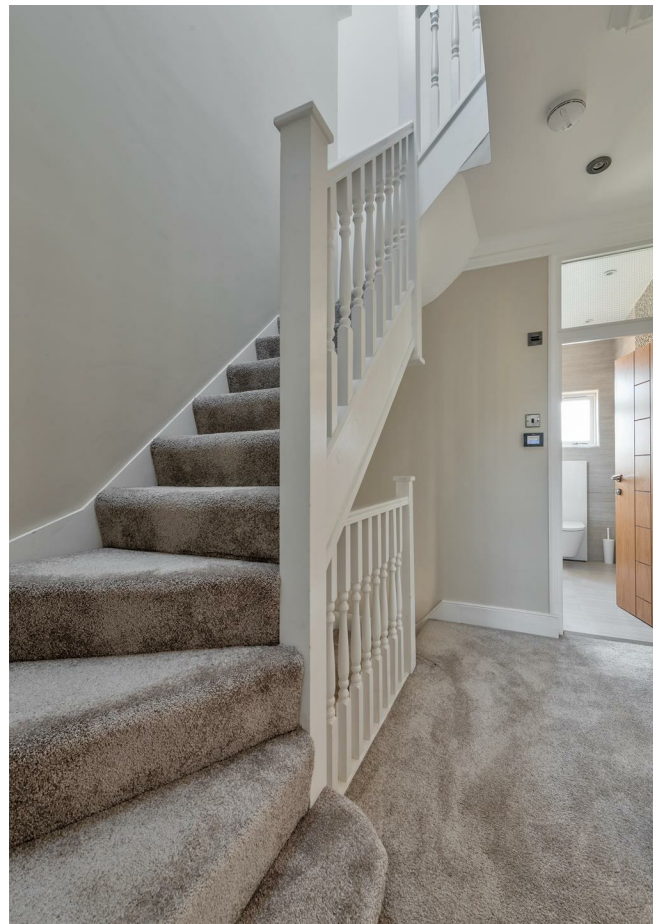
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IF YOU LIVED HERE...

You'll love the grand sense of space that's typically found in this style of home - something the extended kitchen-diner really adds to, but you'll also greatly appreciate having two separate reception rooms when you want some peace and quiet within your own home, and the study room and loft will also ensure that all residents have ample chance to escape if they want, too.

The current owners have done a great job in making sure the property balances modern updates with tradition, so you'll have no problem settling in. In the front reception room, the soft carpeting creates a warm mood while the bay windows provide character.

In the rear reception room, there's ample space for a full-size dining table, but the extended kitchen-diner is the show-stopper - especially with its striking custom seating area and island. The rest of the kitchen is sleek and modern, with marble-style counters, glossy cabinets, hi-spec integrated appliances. Beyond the rear doors, you'll find your brilliantly spacious garden, complete with two patio areas and a built-in barbecue grill.

Upstairs, you've got two perfectly balanced double bedrooms and a third smaller room, which would be perfect for a kid's room or home office. There's also an immaculate family-bathroom with pristine fittings and a tub and shower.

In the loft there's another pristine bedroom with ample storage, as well as an elegant ensuite.

Venture down your tree-lined street to the village-esque hub of Wanstead and you'll feel a world away from the city. With everything from horse riding, farmer's markets, charming pubs and those rolling green spaces on your doorstep, it's easy to forget that you're only fifteen minutes away from central London on the tube.

WHAT ELSE?

-If you're driving, the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.

-The mix of independents and chains on the vibrant High Street means you'll never be stuck for any last minute essentials.

-Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a mere nine minute stroll away.



A WORD FROM THE OWNERS.....

"It is a lovely house. It is very well looked after and everything in the house is of very high quality. There is an office with fitted furniture which is very handy for working from home. The garden is also lovely with wonderful expensive type roses. It is near the tube and also near the Wanstead high street which is wonderful."

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Garden
45'1" x 19'10"

Reception Room
12'1" x 14'8"

Reception Room
10'1" x 15'11"

Study
6'10" x 12'8"

Kitchen/ Diner
16'10" x 15'3"

Bedroom
5'10" x 9'6"

Bedroom
11'8" x 14'8"

Bedroom
9'10" x 12'6"

Bathroom
7'7" x 6'11"

Bedroom
17'10" x 19'5"

Bathroom
6'7" x 6'3"

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