

# Cranbourne Avenue, Wanstead E11



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## The details

- ◆ 1930s end-of-terrace house
- ◆ Four double bedrooms
- ◆ Family bathroom & ground floor WC
- ◆ 72-foot mature garden
- ◆ Garage & gated off-street parking
- ◆ Spacious kitchen & breakfast room
- ◆ Built-in storage
- ◆ Nearby green spaces & Tube services

Bright and spacious with 1930s charm, this attractive four-bedroom house is set on a quiet tree-lined residential street and is close to good transport links, green spaces, and the popular shops, bars and restaurants of Wanstead High Steet and South Woodford.

The house greets you with a traditional period brick-and-rendered exterior, with two large bay windows and a roofed porch, set behind an attractive brick wall with herringbone detail. A paved path and side patio lead past the good-sized front garden – which includes mature shrubs such as Phormium, Camelia and Euonymus – to reach a 1930s-style

black-painted front door with patterned stained glass.

### STEP INSIDE – SPACE TO GROW

Step through into the wide, light and airy hallway, where warm neutral paintwork on the walls begins and continues throughout. There's space for coats and shoes, alongside a radiator. Beautiful, solid wood parquet flooring runs underfoot and flows into both receptions, for a very special feel.

Enter the sunny living room (currently used as a playroom) through a panelled door to your left. Filled with light from a large bay window with a radiator beneath, there's a picture rail and a

*“Beautiful solid wood parquet flooring runs underfoot and flows into both receptions, for a very special feel.”*

pendant fitting to the coved ceiling, while the fabulous herringbone wood flooring repeats here.

Returning to the hallway, continue past an understairs storage cupboard and a WC. With white walls and charcoal floor, it includes a wall-hung basin, a radiator, and a low-level loo, lit by a frosted window.

The herringbone flooring flows through to the spacious second reception, dining or family room, where the walls have been painted the same calming warm stone shade seen elsewhere and a modern radiator keeps things cosy. An overhead Velux bathes the space in light, while wide French doors, framed by a pair of windows, open onto the leafy garden beyond.

Accessed from the hallway, the kitchen and breakfast room combine ash-grey

*“An overhead Velux bathes the space with light, while wide French doors framed by a pair of windows open to the leafy garden beyond.”*

wood-look cabinetry with a black granite-effect worktop, a glossy white tiled splashback and a charcoal grey floor. The room is bright and light thanks to white walls, a large timber-framed skylight, and rear, side, and front-facing windows, plus a past-glazed door to the garden.

Integrated appliances include a pair of ovens and a five-ring gas hob. There's space for a freestanding washing machine, a tumble dryer, and a fridge-freezer. The boiler is tucked away here as well. Other details include a steel sink and drainer with a chrome mixer tap, a radiator, and peninsula that can seat up to six.

Back in the hall, head up the staircase with a lovely polished wood bannister and rope twist spindles to the first floor. The neutral stair carpet continues across the landing and into all three bedrooms.

In the primary bedroom at the front of the house, a pair of inbuilt period-style double wardrobes provides copious amounts of storage, while the warm neutral walls are lit by a large bay window fitted with bespoke roller blinds. There's also a long radiator and a central pendant light fitting.

Sharing the view out to the front garden through a tall window (with roller blind and a radiator beneath) is the third bedroom. Currently set out as a child's room, it features a large integrated wardrobe and a pendant fitting, and would equally well serve as a peaceful nursery or home office.

With the same décor scheme as the others, bedroom two is at the rear of the house and overlooks the back garden through a wide triple casement fitted with bespoke blinds. The carpet continues, and there is a radiator, a black modern pendant light fitting and an integrated period-style wardrobe.

The family bathroom is next door and features both a shower cubicle and a separate bath with a chrome mixer tap, set beneath a frosted window. White porcelain tiles with a blue decorative border line the walls, while blue slate-style tiling runs underfoot. There's a pedestal basin and a tall white towel rail radiator, while a close-coupled loo completes the suite.

Take the second staircase to the loft floor and the fourth double bedroom. Filled with sunshine from front and rear-facing

*“The paved patio nearest the house is a great spot for entertaining, and leads onto a wild, grassy lawn with borders filled with mature trees and shrubs.”*

timber-framed Velux windows, you'll find an integrated wardrobe here, as well as incredibly handy eaves storage on both sides.

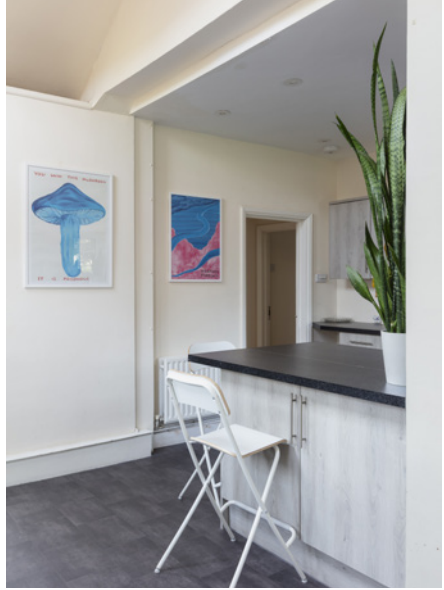
#### **OUTDOORS – POTENTIAL AND PARKING**

The 72x33-foot garden is a fantastic plot, large enough to add anything from further seating areas to a greenhouse or garden pod. The paved patio nearest the house (which can also be accessed via side access) is a great spot for entertaining, and leads onto a wild, grassy lawn with borders filled by a large bay tree, two pear trees and other mature trees and shrubs.

To the rear, you'll find a further paved patio, as well as a brick garage and a paved private off-road parking spot, accessed by a double timber gate at the side of the property.





























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# The floor plan

## APPROXIMATE FLOOR AREAS

**Ground Floor**  
950 SQ. FT  
(88.30 SQ. M)

**First Floor**  
517 SQ. FT  
(48.00 SQ. M)

**Second Floor**  
221 SQ. FT  
(20.50 SQ. M)

**Gross Internal Floor Area (Excluding Garage)**  
1484 SQ FT  
(137.9 SQ M)

**Gross Internal Floor Area (Including Garage)**  
1688 SQ. FT  
(156.80 SQ. M)

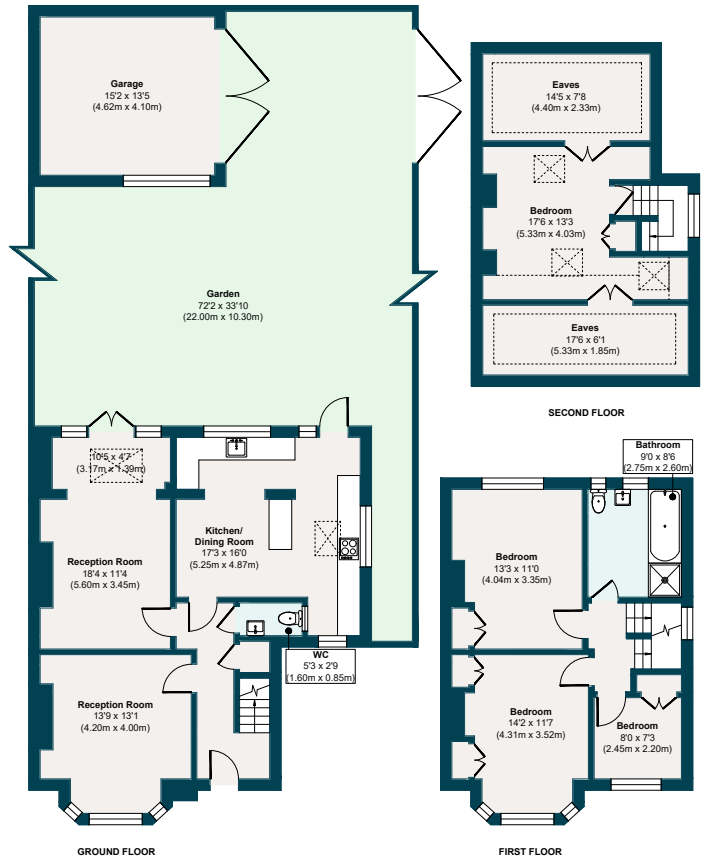


Illustration for identification purposes only, measurements are approximate, not to scale.

# The neighbourhood



Wanstead Park

## GETTING AROUND

Just 13 minutes on foot from either Snaresbrook Underground station in one direction or South Woodford Underground in the other (both on the Central line), you're ideally placed to reach Liverpool Street in under 20 minutes. You're also just an eight-minute Tube journey from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village.

Various local bus stops run regular services to Stratford.

## IN THE NEIGHBOURHOOD

You're spoilt for choice when it comes to shops, bars, restaurant and pubs, being close to Wanstead's high street and George Lane, South Woodford.

Your nearest pub is The Duke, with its outdoor seating area and famous Sunday roasts. Local sellers often recommend

La Bakerie for breakfast, Otto for lunch, Bobo & Wild and Gail's for coffee and breakfasts, Provender for French dining, Sakura for Japanese cuisine, and Grand Trunk Road for award-winning Indian dishes.

Alongside the many independent shops, delis and eateries, there's also a Waitrose, M&S Food, Sainsbury's and Co-Op, plus a local library, an Odeon cinema and several fitness options, including Target Fit gym and reformer Pilates studio, Pause.

The area has a lovely community feel, with Wanstead's farmers' market (on the first Sunday of every month), regular street parties and a local jumble trail.

For those who love the great outdoors, the house is surrounded by green spaces, including Roding Valley Park (just over 10 minutes' walk), Chalet Wood, Christchurch Green, Hollow Pond, all within walking distance. You also have easy access to Epping Forest, which extends north for miles and offers excellent walking and cycling trails.

## SCHOOLS

There are plenty of local schools rated 'Good' by Ofsted to choose from, including Nightingale Primary School, just a five-minute walk, along with Oakdale Junior School (15 minutes), Snaresbrook Primary (16 minutes) and Wanstead High School (22 minutes). Nearby nurseries include Little Diamonds (seven minutes) and Kindred Wanstead (21 minutes), also



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