



Period semi-detached home | Five / six bedrooms | Two receptions | No onward chain | En-suite wet room and adjoining lounge / dressing room | West facing garden approx 80ft in length | Off street parking for multiple vehicles | Side access |

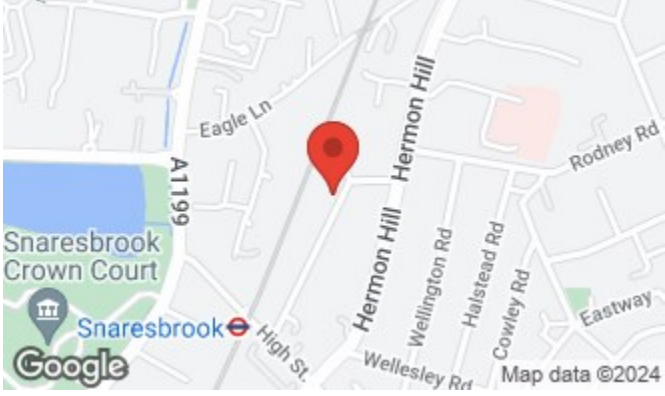
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Sylvan Road, Wanstead, E11 1QN

£1,400,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



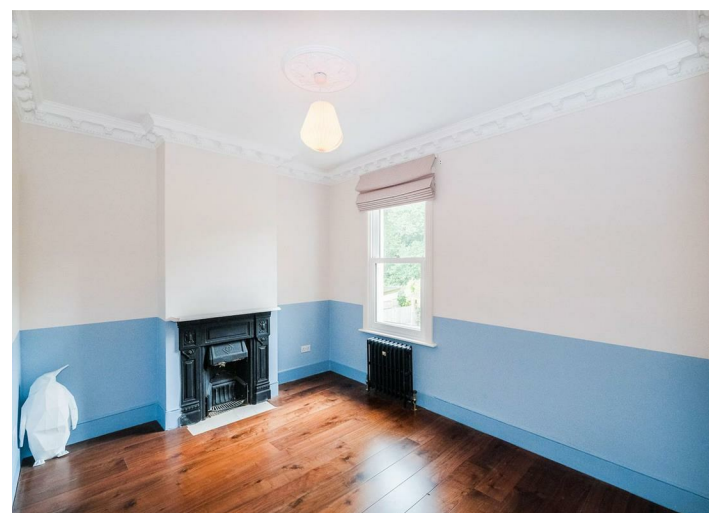
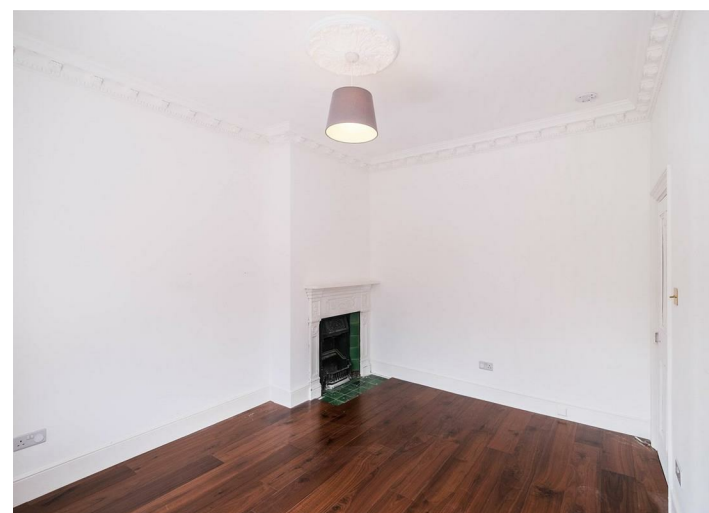
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Email wanstead@churchill-estates.co.uk

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**** No chain - Available to view immediately by appointment ****

Churchill estates are favoured to offer for sale this attractive and well-proportioned period home situated in a sought after residential turning just off the High Street.

This imposing double fronted property offers five / six bedrooms of which four are generous doubles and the ground floor of this stylish brick fronted home comprises two bright and expansive front reception rooms with feature fireplaces, a spacious contemporary fitted kitchen / diner which boasts a great entertaining space, utility area and a three-piece bathroom. The kitchen benefits from patio doors which lead directly out to the West facing garden measuring approximately 80ft in length.

On the first floor you will find five bedrooms with an adjoining sixth that features a hidden and luxurious newly fitted en-suite wet room, the main featuring a bright bay window, beautiful coving throughout and many bedrooms benefiting from ornate feature fireplaces. The property has a further fully tiled family bathroom and separate WC. Externally there is off street parking to the front for multiple vehicles and the useful benefit of side access.

Further advantages to mention are a sizeable cellar for additional storage, beautiful parquet flooring, double glazing with mostly being sash windows, gas central heating, remote controlled curtains and blinds to the front of the property, being sold with no onward chain, CCTV throughout, remote controlled lighting, being within very close proximity to Snaresbrook Central line station (0.1 miles) and ideally positioned only a short walk from the popular Wanstead High Street with all the local amenities it has to offer. This double fronted character property offers an amazing opportunity for a substantial family home with further scope to extend subject to the usual planning permissions.

For further information or an appointment to view, please contact the office at your convenience.