



CHURCHILL
estates



Halstead Road, Wanstead

£800,000

Tenure : Freehold

Floor Area : 850.35 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Churchill Estates are delighted to bring to market this beautifully presented two double bedroom semi-detached home, offering a superb blend of modern living and timeless charm.

Upon entering the property you are welcomed by a bright and airy through lounge that flows seamlessly from the front to the rear of the house, creating an inviting and versatile living space ideal for both relaxing and entertaining. To the rear the impressive open-plan kitchen diner is a standout feature, benefiting from skylights that flood the room with natural light and stylish bi-folding doors that open directly onto the garden.

Upstairs the property offers two well proportioned double bedrooms, with the front bedroom benefiting from built-in storage, along with a sleek fully tiled family bathroom. Elegant cast iron radiators and bespoke plantation shutters add character and charm throughout complementing the home's modern finish.

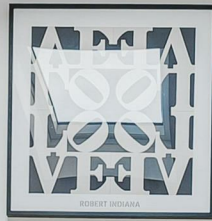
Externally the property boasts a spacious driveway providing ample off-street parking for multiple vehicles. The private west-facing rear garden is peaceful and sun filled making it ideal for both relaxation and entertaining while practical side access adds further convenience.

Halstead Road is well positioned for excellent transport links with Wanstead Central Line station approximately 0.6 miles away, Leytonstone and Snaresbrook stations are also within comfortable reach.

The property is conveniently located for a selection of well regarded local schools, including Wanstead High School, Nightingale Primary School and Wanstead Church School making it an excellent choice for families.

For further information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







- Two double bedroom semi detached house
- Meticulously maintained & styled throughout
- Practical side access providing additional convenience
- Contemporary open plan kitchen diner with skylight & stylish bi-folding doors
- Elegant cast iron radiators & bespoke plantation shutters add character & charm
- A spacious driveway providing ample off street parking for multiple vehicles
- Peaceful & sun filled garden with a westerly aspect
- Bright & airy through lounge that flows seamlessly from the front to the rear
- A sleek and fully tiled family bathroom located on the first floor
- Council Tax Band: D

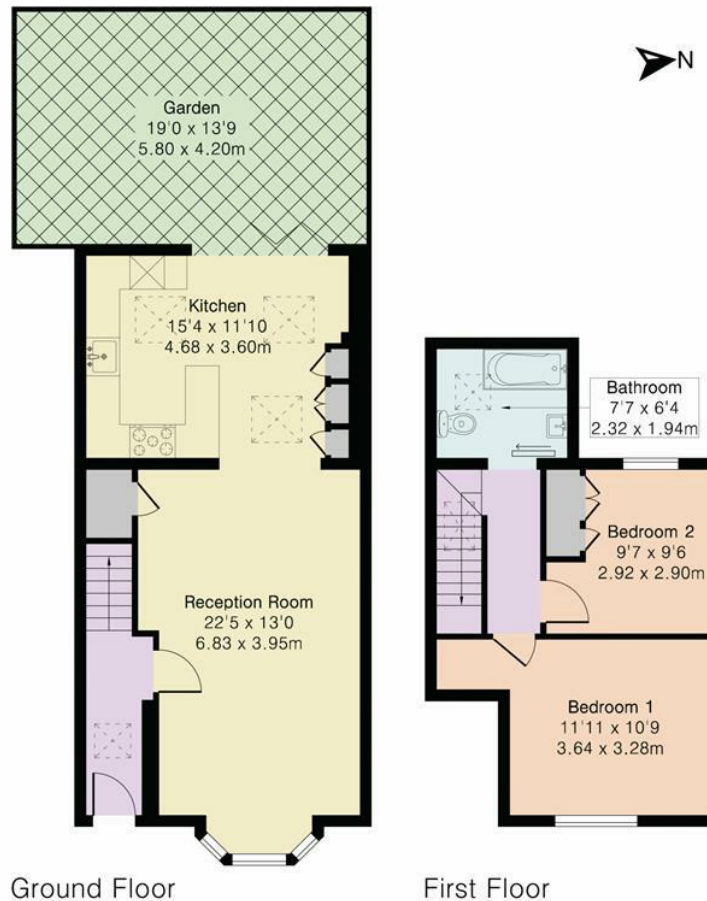




Approximate Gross Internal Area 850 sq ft - 79 sq m

Ground Floor Area 517 sq ft – 48 sq m

First Floor Area 333 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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