



TOTAL FLOOR AREA : 807sq ft (75.0 sq.m.) approx
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. These dimensions should not be relied upon and should be used as guidance only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.
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Council: Redbridge | Council Tax Band: C | Floor Area: 807.00 sq ft

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	68	85



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.



CHURCHILL
estates

Brading Crescent, Wanstead, E11 3RU
Offers In Excess Of £525,000 Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



CHURCHILL
estates

Request a Viewing: **020 8989 0011**

Email: **wanstead@churchill-estates.co.uk**



Churchill Estates are delighted to bring to the market this well presented two double bedroom terraced family home positioned nearby the beautiful open green spaces of both Wanstead Flats and Wanstead Park.

Entering the property through the porch, you are greeted by a handy utility / storage room with ample fitted cupboards. Following on from the hallway you will find a generously sized lounge / dining room with views overlooking the garden. There is a bright and well-equipped fitted kitchen with an integrated fridge, dishwasher and ample worktop space along with base and wall units.

To the rear of the property there is a useful conservatory providing an additional entertaining space and direct access to the West facing rear garden with patio area to laid lawn and measures approximately 40ft in length.

Upstairs you will find two spacious double bedrooms and good size three-piece bathroom. The main bedroom features built in wardrobes and the second bedroom boast dual aspect windows that invites an abundance of natural light with room for a work from home space.

This property further benefits from off street parking for up to two cars via a private paved driveway, gas central heating, double glazing throughout and is located in a quiet residential turning within close proximity to the well regarded and 'Outstanding' rated Aldersbrook Primary school. You also have great travel connections to central London via the Elizabeth line at Manor Park station along with both Wanstead and Leytonstone Central Line stations just over a mile away.

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

