



TOTAL FLOOR AREA: 1496sq ft (139.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other features are approximate. We have not tested any services or equipment 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 plan is not to scale and the areas shown are not proportional. The dimensions shown are not tested and no guarantee is given as to their operability or efficiency can be given.
Floor plans are copyright of Churchill Estates.

Council: Redbridge | Council Tax Band: F | Floor Area: sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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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Request a Viewing: **020 8989 0011**

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

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Nutter Lane, Wanstead, E11 2HZ
£1,100,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 1



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

Situated in the sought after turning of Nutter Lane, Churchill Estates are pleased to bring to the market this stunning four bedroom, semi-detached family home boasting exceptionally spacious accommodation throughout and is within close proximity to both Wanstead (0.3 miles) and Snaresbrook Central line stations (0.8 miles).

This property has been very well maintained throughout and retains a number of original features including coving and parquet flooring.

Entering the property, you will find a welcoming entrance hall that leads into the extremely spacious through lounge/dining room with bright bay windows to both the front and back allowing ample natural light to flood the room.

To the rear of the property, you will find a downstairs WC, under stairs storage and a good size kitchen/diner with ample base and wall units. This overlooks the picturesque garden measuring in excess of 70ft, featuring a large patio area for entertaining, small pond, shrub borders and two large sheds with one that includes a power supply.

On the first floor you will find four good size double bedrooms, the main featuring built in wardrobe space, fully tiled bathroom, separate W/C, storage cupboard located on the landing and the two bedrooms to the rear have stunning views overlooking Nutter Field with its cricket pitch, tennis courts and bowls club.

Further benefitting from having a useful side access, attached garage perfect for additional storage, off street parking, double glazing & gas central heating, great potential to extend (STPP) and is ideally located within close proximity to the ever popular Wanstead High Street (0.6 miles) with all its local restaurants, cafes and bars.

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

