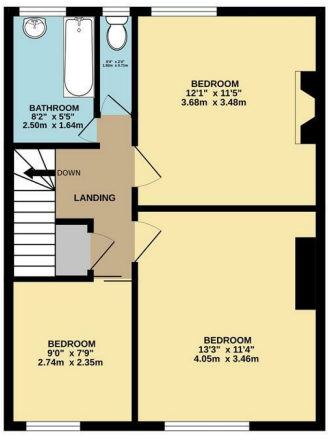
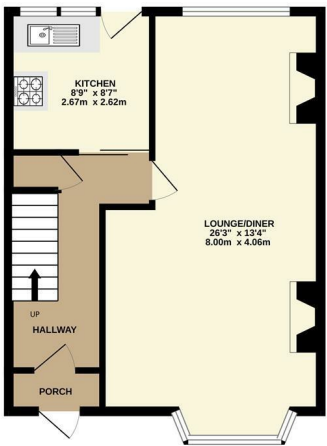




GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 990sq.ft. (92.0 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/22


Three Bedroom | End Of Terrace | Chain Free | Quiet Cul-De-Sac | Location Potential To Extend STPP | Side Access | Walking Distance To Wanstead Station & High Street | Within Catchment Of Wanstead High School

**CHURCHILL**  
estates



# Rectory Crescent, Wanstead, E11 2LE

## £600,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>80</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



Three Bedroom  
Chain Free  
End Of Terrace  
Quiet Cul-De-Sac  
Location Potential To Extend STPP  
Side Access  
Walking Distance To Wanstead Station & High Street  
Within Catchment Of Wanstead High School  
Council Tax Band: D  
EPC Rating: D

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.

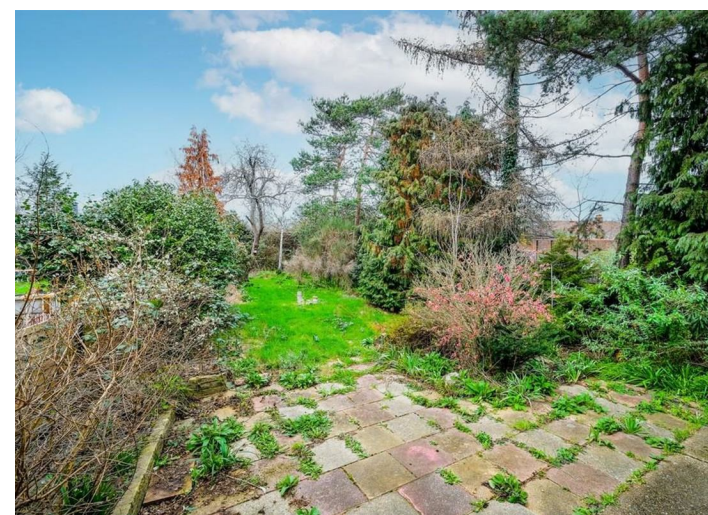
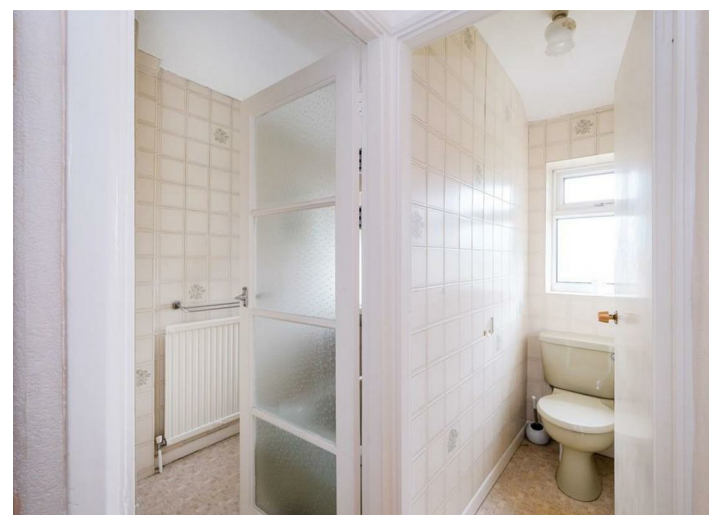
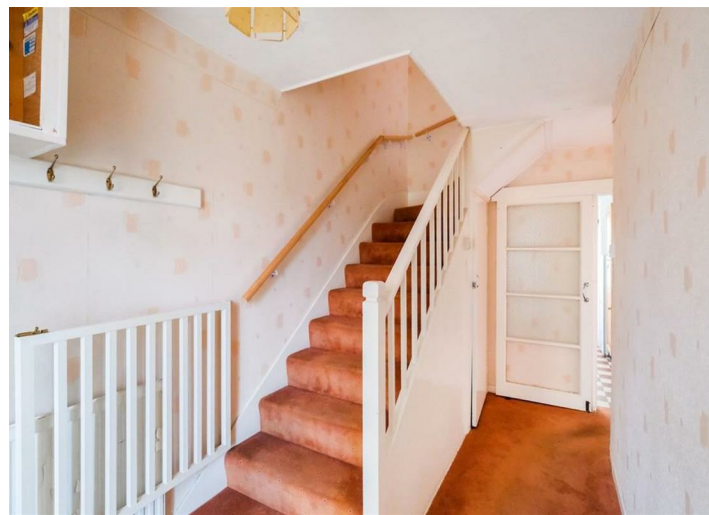
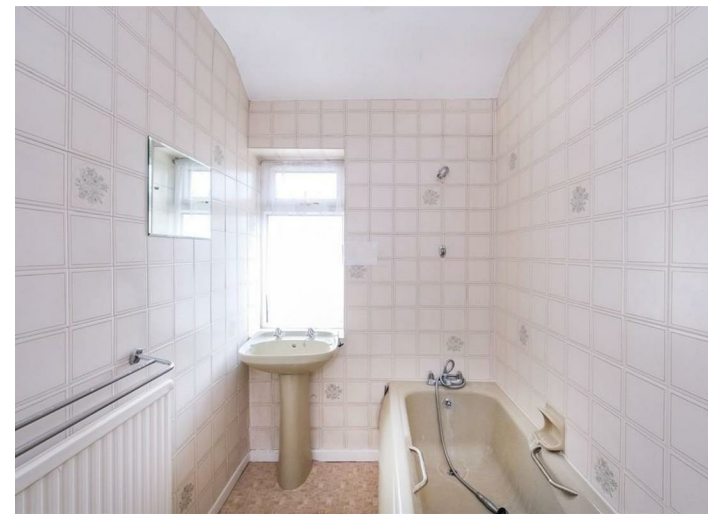
**CHURCHILL**  
estates

To view call **020 8989 0011**  
Email [wanstead@churchill-estates.co.uk](mailto:wanstead@churchill-estates.co.uk)



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Churchill Estates are pleased to offer on a Chain Free basis, this three bedroom end of terrace house situated in a quiet cul-de-sac moments from both Wanstead Station and Wanstead High Street.

The property comprises a spacious through lounge, generous kitchen with direct access to your private west facing rear garden. Two double bedrooms, family sized bathroom and separate W/C.

Additionally, the property offers the potential to be extended to both the rear and into the loft STPP.

Further benefits include a well-tended front garden, side access, double glazing and gas central heating throughout. You are also within walking distance to Ofsted Rated "Good" Wanstead High School and have fantastic transport links with easy access to the A12, A406 and M11.

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