



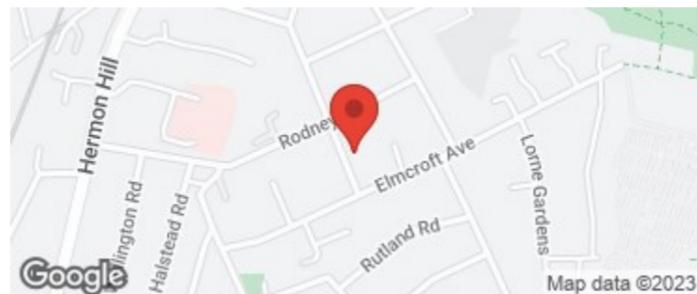
Three bedrooms - Terraced - Freehold



TOTAL FLOOR AREA: 958sq.ft. (89.0 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 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.  
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Cranbourne Avenue, Wanstead, E11 2BJ  
 £875,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



1930's family home  
 Three bedrooms  
 Council Tax Band E  
 Nightingale estate  
 Two receptions  
 Off street parking  
 Contemporary fitted kitchen  
 Potential to extend STPP  
 Modern family bathroom

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.



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 favoured to offer for sale this attractive and immaculately presented three bedroom 1930's family home situated in a highly sought after Nightingale estate.

Featuring well-proportioned accommodation throughout, the ground floor comprises a bright front reception with bay window and shutters, generous second reception / dining room with access to the garden via patio doors and a contemporary fitted kitchen with fully integrated appliances, Franke 4 way tap providing both boiling and filtered water, Corian worktops and Karndean flooring.

The first floor consists of two generous double bedrooms with the main offering ample built-in wardrobes and bay window with shutters mirroring the reception below, third single bedroom or study / office which could be ideal for working from home and a modern fully tiled family bathroom.

Ideally positioned within close proximity of the highly regarded and Ofsted 'Outstanding' rated Nightingale Primary School, along with Wanstead High Street and Central Line station (0.8 miles) only a short walk from your doorstep.

Further benefitting from a beautifully tended rear garden with large patio area for outdoor dining / entertaining that leads to lawn with shrub borders either side, off street parking for two vehicles and potential to extend subject to the usual planning consent.

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



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