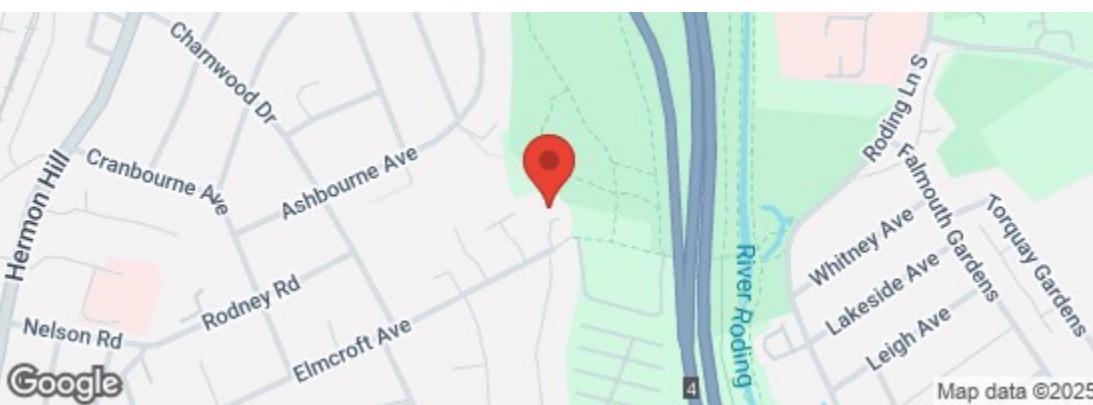


Council: Redbridge | Council Tax Band: D | Floor Area: 731.00 sq ft

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	70	83



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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Longcourt Mews, Wanstead, E11 2BE  
Offers In Excess Of £575,000 Freehold

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



Request a Viewing: **020 8989 0011**

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



Churchill Estates are pleased to bring to market this wonderfully appointed two double bedroom end of terrace house, nestled within a tranquil Cul-de-sac in the confines of the Nightingale Estate and within easy walking distance of Nightingale Primary School and local Roding Valley Park.

The ground floor of this property comprises a welcoming entrance hall leading into a spacious through lounge, gifted with abundance of natural light flooding through the room via French style doors, flowing into a beautiful conservatory overlooking a well maintained, secluded rear garden. A contemporary fitted kitchen with built in appliances, a range of white gloss base and wall units with plenty of counter space. Concluding with a useful downstairs W.C.

Moving upstairs you will find two generous double bedrooms spanning the width of the property, a modern fully tiled Jack and Jill style family bathroom with integrated Bluetooth speakers and a partially boarded loft ideal for storage.

Further benefits of this wonderful family home includes side access, allocated parking space, the potential for a private off street parking space (planning permitted) double glazing, gas central heating throughout and is within walking distance of Wanstead High Street (0.7 miles), Wanstead (0.9 miles), Redbridge (0.8 miles) and South Woodford (0.8 miles) Central Line stations.

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

