



TOTAL FLOOR AREA - 1195sq ft (110.0 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the figures, responsibility for their accuracy, completeness and any other errors is assumed by the user. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.

Council: Redbridge | Council Tax Band: E | Floor Area: 1195.00 sq ft

CHURCHILL
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Gordon Road, Wanstead, E11 2RB
 £890,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

| 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 | 44 | |
| (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**



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

Churchill Estates are proud to present this charming three-bedroom Victorian home located in central Wanstead, offering a blend of traditional character and well proportioned living accommodation throughout.

Ideally situated on a quiet one-way street, the property is within walking distance of the bustling Wanstead High Street and just a short walk to a choice of two Central line stations (Wanstead 0.4 miles and Snaresbrook 0.5 miles), making it an ideal location for commuters. The property further benefits from being within very close proximity to the beautiful Christchurch Green and Epping Forest surrounding the local area, making it perfect for those who enjoy outdoor activities.

The ground floor comprises an entrance hallway that leads into a bright and airy open plan lounge / dining area with bay window to front, two feature fireplaces and tasteful French doors that lead out to the garden.

At the rear of the home you'll find an additional generous living room, again with bay window and a fireplace offering a cosy space to relax. The kitchen is functional with a range of base and wall units, adjoining a sun lounge with views of the well tended South West facing garden, which is approximately 50ft in length and includes a shed to the rear.

On the first floor there is a large main bedroom which spans the entire width of the property and boasts a bright bay window, built-in storage and a charming feature fireplace. The first floor also offers two more generous double bedrooms, serviced by a tiled bathroom with a separate WC and two boarded loft spaces for additional storage.

Offering the added benefit of off street parking, gas central heating, double glazing throughout and great potential for both a rear and loft extension (STPP). This property is perfect for a growing family and is within walking distance of Our Lady of Lourdes Primary School (0.2 miles) and in the sought after Wanstead Church School catchment area.

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