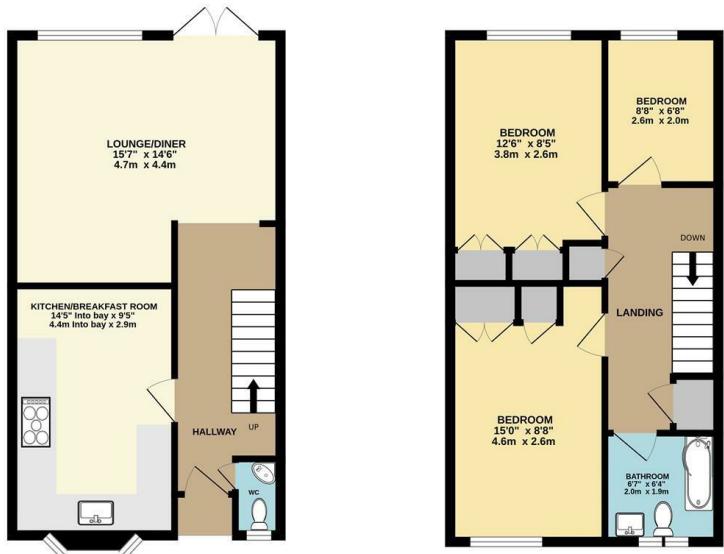




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors have been taken by the agent and are for guidance only. There may be some omission or inaccuracy. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The plan has not been tested and no guarantee is given as to their operability or efficiency can be given.
Measured with Mitrebox 2020.

Council: Redbridge | Council Tax Band: D | Floor Area: 936.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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.



CHURCHILL
estates

Eastway, Wanstead, E11 2DR
£725,000 Freehold

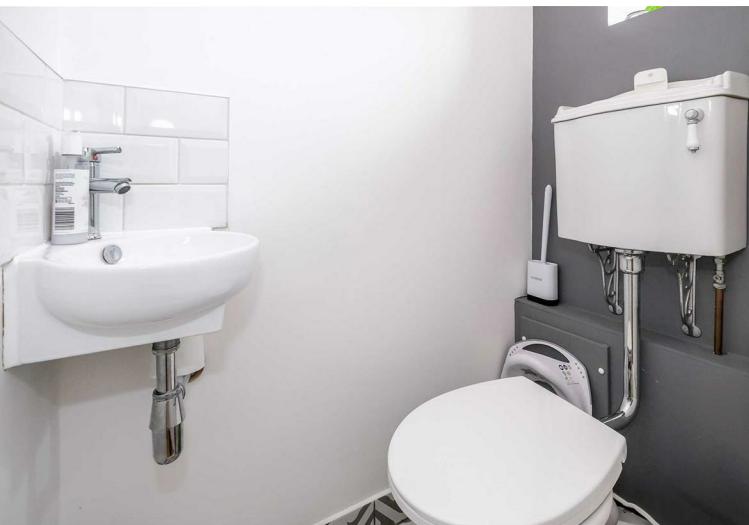
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



CHURCHILL
estates

Request a Viewing: **020 8989 0011**

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



** Available to view from Saturday 25th May by appointment **

Churchill estates are delighted to offer for sale this well presented three bedroom family home ideally positioned in the sought after Wanstead Village area and has been renovated to a very high standard by the current vendors.

As you enter this home the ground floor comprises a stylish fitted kitchen with integrated appliances, beautiful tiled floor and ample fitted units, contemporary downstairs WC and a light and airy lounge / diner with floor to ceiling picture window, bespoke fitted media wall with additional storage and French doors providing access to the low maintenance and well tended garden that features a patio area for entertaining, artificial grass with railway sleeper planters either side and room for an additional seating area and shed to the rear.

Arriving on the first floor you will find two generously sized double bedrooms with both incorporating fitted wardrobes, a generous third bedroom and a contemporary fully tiled three-piece family bathroom.

Further benefiting from gas central heating, double glazing, ample storage cupboards throughout and being situated within close proximity to both Snaresbrook (0.4 miles) and Wanstead (0.5 miles) Central line stations, along with an array of local amenities on Wanstead High Street including its many boutique shops, cafes, bars and restaurants.

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

