

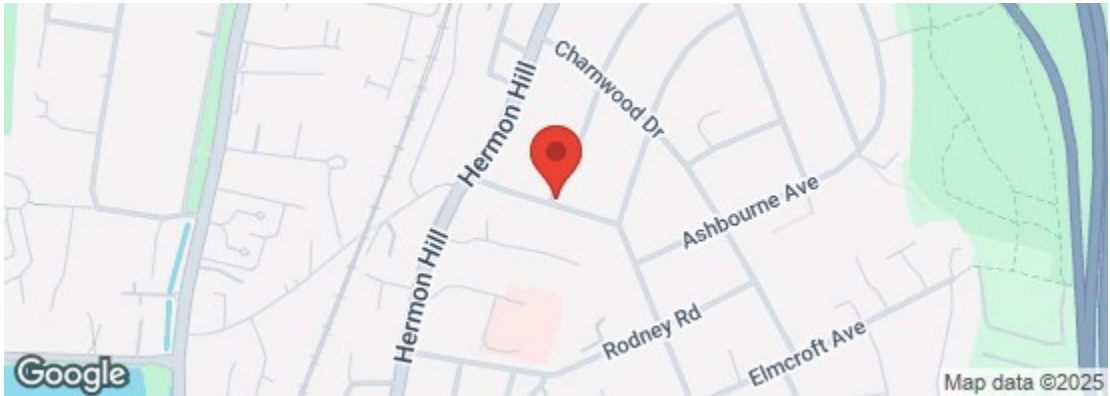


Approximate Gross Internal Area 1568 sq ft - 146 sq m
(Including Garage)
Ground Floor Area 915 sq ft – 85 sq m
First Floor Area 653 sq ft – 61 sq m



Council: | Council Tax Band: | Floor Area: 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 | |



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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Lancaster Avenue, London, E18 1QF
Guide Price £1,000,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**



This bright and spacious four-bedroom family home is situated on Lancaster Avenue, a peaceful and rarely available residential turning within the highly sought-after Nightingale Estate. Ideally positioned, the property is just a 10-12 minute walk from both Snaresbrook and South Woodford Central Line stations, offering swift access to Liverpool Street in approximately 15 minutes and Tottenham Court Road in around 25 minutes.

Perfect for families, the home falls within the catchment area of the well-regarded Nightingale Primary School. Both Wanstead and South Woodford High Streets are only a short stroll away, offering a charming blend of independent shops - including butchers, fishmongers, bakeries, and coffee shops - as well as major supermarkets.

Internally, the property is arranged over two floors and has been thoughtfully extended by the current owners. The ground floor features a welcoming porch leading into a spacious hallway, two bright and airy reception rooms, an extended fitted kitchen, a ground-floor cloakroom, and a double-glazed conservatory.

The first floor comprises four bedrooms, a generously sized family bathroom, and the potential for a loft extension (subject to the usual consents), providing ample space for growing families or those working from home.

Outside, the south-east-facing rear garden is a true highlight, featuring a patio area, lawn, and well-established flower beds with mature shrubs and trees - perfect for relaxing or entertaining. To the front, the property offers ample off-street parking and access to the integral garage.

There is further scope to extend the home to the rear or into the loft space (subject to the usual planning consents), making this an ideal long-term residence for families looking to create their perfect home.

