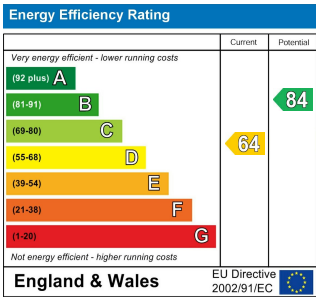


Total Area (Excluding Loft Room & Garage): 111.9 m<sup>2</sup> ... 1205 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.



## ELMCROFT CLOSE, WANSTEAD

Offers In Excess Of £900,000 Freehold  
3 Bed House - Semi-Detached



### Features:

- Three Bedroom House with Further Loft Room
- Extended Kitchen Diner
- Two Bathrooms
- Utility Room
- Garage and Storage Shed
- Off Street Parking
- Large Rear Garden
- Wanstead Location

A spacious and beautifully presented three bedroom family home with an enormous rear garden, garage and wonderful open plan living arrangements. All within a few minutes' walk of friendly local pubs, lush Leyton Flats and Wanstead High Street.

Snaresbrook station is only a fifteen minute walk from your new home, where the rapid Central line takes you straight through to Liverpool Street in eighteen minutes and Oxford Circus in twenty eight.

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#### IF YOU LIVED HERE...

You'll park your car on the wide front driveway or inside the garage to the side of your new home. Stepping through the porch and entrance hall you'll arrive in a huge, open plan reception, kitchen and dining room. Totalling 610 square feet, your split level reception room accounts for roughly half of that, with blonde timber floorboards running underfoot, a luminous bay window and a modern gas fired stove sat within a classic, elegant hearth. Your stylish kitchen diner features an artful arrangement of chequerboard floor tiles, a huge timber topped chef's island and gas range cooker with hob and sleek, dark extractor hood.

There's a handy utility room off the kitchen, leading to the side return, garage and garden. Double doors from the dining area also lead out onto that spacious, raised patio and a picket fence with a small set of stairs divides your outdoor entertaining area from an enormous stretch of lawn. To the side of the garden there's a brick built storage room and alternate, direct access to your garage. Back inside, two built in storage cupboards sit in the entrance hall, along with a ground floor shower room and WC.

Up on the first floor, your 165 square foot principal bedroom has a large, bright bay window and your second double comes with a dual aspect, panoramic window overlooking the garden. Both rooms have fitted wardrobes and are tastefully decorated in sage green and eggshell blue. A third sleeper sits to the front, opposite your elegant family bathroom that's all decked out in crisp white and turquoise, with a shower over

the tub. Up in the loft you'll find another spacious room with eaves storage, a flexible space currently in use as a fourth bedroom.

Your new local will be The Duke, a family friendly gastropub serving craft beer and ales, organic wines and a mouth watering selection of gourmet burgers and tasty set menus. With a lively calendar of events, from summer BBQs to live DJs and acoustic sessions, it's sure to become a favourite haunt. If you're craving a day out in nature, Roding Valley is less than five minutes' walk. From here it is a short leafy stroll or riverside cycle to Wanstead Park for a relaxing afternoon.

#### WHAT ELSE?

- Wanstead High Street is half a mile from your front door. Here you'll find a number of artisanal bakeries and coffee shops, intimate wine bars and fantastic places to dine out.
- There are thirteen primary and secondary schools within a mile of your home, with Nightingale Primary almost on your doorstep and rated as 'Good' by Ofsted in its most recent inspection.
- It's well worth the ten minute walk to dine on exquisite fish and chips or more elaborate seafood dishes at Ark Fish Restaurant on Hermon Hill. All produce comes fresh from Billingsgate Market and is served with flair in the contemporary, spacious restaurant.



#### A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON  
E11 BRANCH MANAGER

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**Reception**  
12'3" x 28'4"

**Kitchen / Diner**  
17'2" x 15'10"

**Porch**

**Storage**

**Shower / WC**  
6'4" x 5'6"

**Storage**

**Utility**

**Bathroom**  
6'4" x 6'6"

**Bedroom**  
11'1" x 10'9"

**Bedroom**  
10'11" x 15'3"

**Bedroom**  
6'4" x 7'11"

**Loft Room**  
12'8" x 15'8"

**Eaves Storage**

**Garage**  
9'2" x 18'6"

**Storage**  
9'2" x 7'4"

**Garden**



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