



Elmcroft Avenue, Wanstead, E11

BUTLER  STAG





# A stunning 1930's three bedroom, extended family home in the popular Nightingale Estate in the heart of Wanstead.



## Freehold

- 1930's Three Bedroom Mid Terraced House
- Extended To Rear
- Kitchen/Dinning Room
- Large Family Bathroom
- Circa 60' Rear Garden
- Close To Wanstead Station/High Street

The accommodation in this completely refurbished family home begins with a welcoming entrance hallway with ample storage space and a fully tiled cloakroom with white suite. Modern flooring flows through the ground floor into a spacious front sitting room with a large bay window and feature fireplace.

The stunning Schmidt kitchen is fully fitted with a range of bespoke units with contrasting work surfaces and sills. Integrated appliances include a full-size fridge, freezer microwave and SMEG range cooker. The breakfast area enjoys garden views and is flooded by natural light through the sky light and bi-folding doors which lead into the garden.

The first floor comprises of three bedrooms, two with fitted wardrobes, the master boasting a bespoke range of wardrobes with shelving. A spacious family bathroom suite completes the accommodation.

The delightful rear garden enjoys a north west aspect and has a patio area with water tap which leads to the lawn. There is an outbuilding which provides storage, with potential to convert to a home office.

With the house positioned in the heart of Wanstead you're spoilt for choice in terms of shops/restaurants/bars and most importantly transport links. Bordered by Snarresbrook and South Woodford. Snarresbrook and Wanstead underground stations are each less than a fifteen minute walk away, taking you to Stratford in ten minutes and Liverpool Street in under half an hour. Wanstead High Street is less than half a mile from you, and a little further than that is the calm oasis of Christ Church Green.





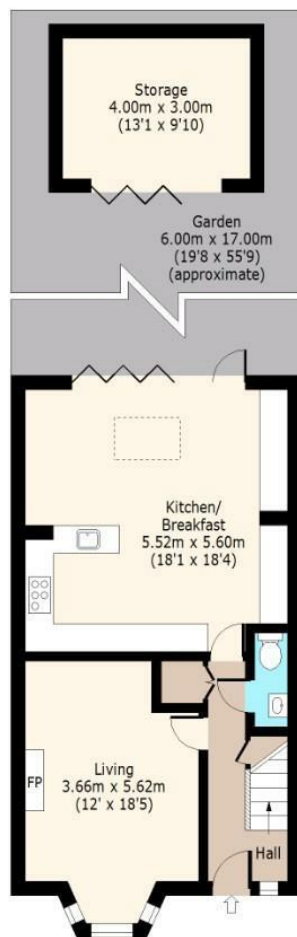




## Elmcroft Avenue

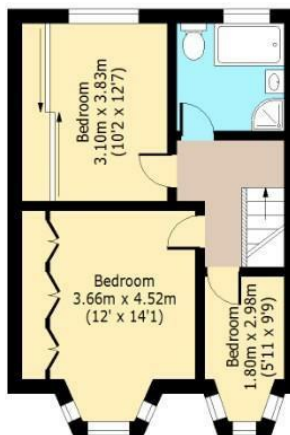
### Ground Floor

Approx. 60.15 Sq. meters (647 Sq. feet)



### First Floor

Approx. 44.81 Sq. meters (482 Sq. feet)



Total area: approx. 104.96 Sq. meters (1130 Sq. feet)  
For illustration purposes only - not to scale  
[www.jpaplus.com](http://www.jpaplus.com)



# BUTLER & STAG

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ [buckhursthill@butlerandstag.com](mailto:buckhursthill@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.