



Elmcroft Avenue, London, E11

BUTLER & STAG





**Being sold with no onward chain this 1930s family home, on the sought-after Nightingale Estate is the ideal home for a family looking to add their own stamp to this property.**



## Freehold

- Being Sold With No Onward Chain
- Off Street Parking
- Short Walk To Wanstead High Street & Central Line Station
- South Facing Garden
- Popular Nightingale Estate
- Potential To Extend (STPP)
- 25' Through Lounge
- Nightingale Primary Catchment

This charming home on Elmcroft Avenue offers a well-designed layout perfect for comfortable living. The ground floor features a welcoming porch leading into a hallway, which provides access to a spacious lounge area, ideal for relaxation and entertaining. The lounge seamlessly connects to the kitchen, creating a convenient flow through the home.

The first floor upstairs comprises three well-proportioned bedrooms, offering ample space for family members or guests. A landing area leads to a shower room and a separate toilet, ensuring practicality and ease of use. The property boasts a classic design with bright, airy rooms and a functional layout, making it an excellent choice for a family home.

Living in Wanstead, particularly on the Nightingale Estate, offers a perfect blend of suburban charm and city convenience. This sought-after pocket of East London is known for its tree-lined streets, period homes, and strong sense of community. The estate itself is a quiet, family-friendly area with easy access to green spaces like Wanstead Flats and Christchurch Green, making it ideal for those who enjoy outdoor living.

Despite its tranquil feel, Wanstead boasts excellent transport links, with Wanstead and Snaresbrook Underground stations providing swift access to central London via the Central Line. The area is also home to highly rated schools, independent shops, cafés, and traditional pubs, adding to its appeal. Whether you're looking for a peaceful retreat from the city or a vibrant local community, the Nightingale Estate in Wanstead offers the best of both worlds.





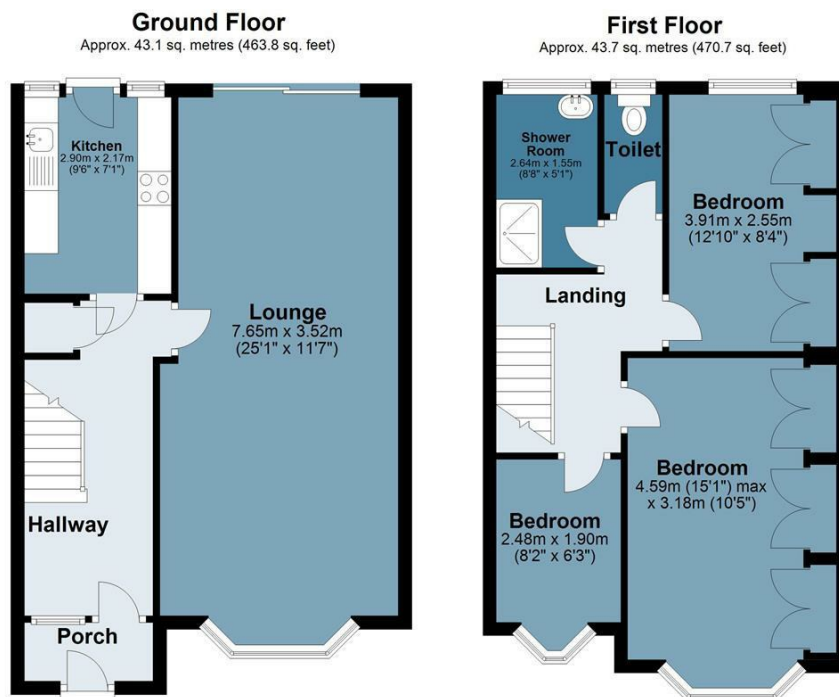




## Elmcroft Avenue

Approx. Gross Internal Area 86.8 Sq M ( 934.5 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.

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