



CHURCHILL
estates



Leicester Road,
Wanstead

£1,750,000

Tenure : Freehold

Floor Area : 3130.00 sq ft

Local Authority : Redbridge


Council Tax Band : F

Bedrooms : 6

Receptions : 3

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Set on a generous corner plot in one of Wanstead's most sought-after residential roads, Churchill Estates are delighted to present for sale this impressive six-bedroom semi-detached period property offering elegant proportions, versatile living space and excellent connectivity to both the popular Wanstead High Street and numerous transport links, making it an ideal long-term family home.

This expansive home offers six well-proportioned bedrooms arranged across three generous floors. The ground floor boasts a wealth of living space, including three separate reception rooms, among them a bright and airy dual-aspect main lounge, ideal for both relaxing and entertaining. A modern open-plan kitchen/diner serves as the heart of the home, thoughtfully designed with family living in mind and seamlessly flows into a light-filled conservatory that opens onto the garden. Additionally, the property benefits from a basement level, offering excellent storage or potential for further development.

On the first floor, you will find four generously sized double bedrooms with the main boasting two beautiful bay windows and extensive fitted wardrobes, a contemporary and fully tiled shower room with under floor heating and a split-level landing with staircase leading you to the second floor. This comprises a further two double bedrooms with both featuring skylights that invite ample natural light and one bedroom is complimented with an en-suite shower room.

Externally, the property continues to impress with gated, secure off-street parking for multiple vehicles and a well-tended private rear garden, featuring a patio area ideal for outdoor dining and entertaining. A standout feature is the detached and fully powered outbuilding, offering exceptional versatility. Whether used as a home office, cinema room, creative studio, gym or annex, this spacious addition enhances the home's adaptability to modern family needs.

For further information or an appointment to view, please contact our office at your earliest convenience.







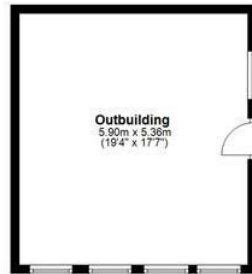
- Set on a generous corner plot
- Semi-detached period property
- Modern open-plan kitchen/diner
- Gated off-street parking
- Elegant proportions & versatile living space

- Six well-proportioned double bedrooms
- Three reception rooms
- Contemporary fully tiled shower room
- Spacious detached outbuilding
- Well-maintained private rear garden with patio area



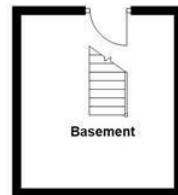


Outbuilding
Approx. 31.6 sq. metres (340.4 sq. feet)



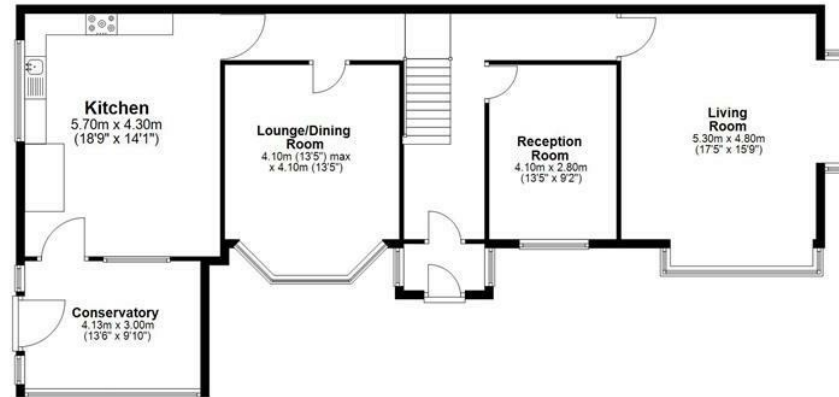
Outbuilding
5.90m x 5.36m
(19'4" x 17'7")

Basement
Approx. 14.7 sq. metres (157.7 sq. feet)



Basement

Ground Floor
Approx. 116.7 sq. metres (1255.9 sq. feet)



Kitchen
5.70m x 4.30m
(18'9" x 14'1")

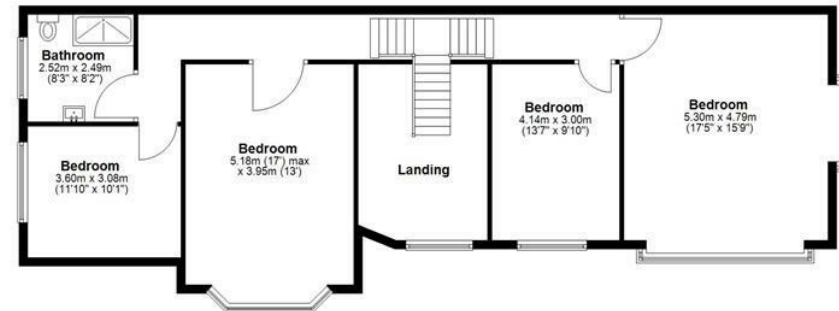
Lounge/Dining Room
4.10m x 4.10m (13'5") max
x 4.10m (13'5")

Reception Room
4.10m x 2.80m
(13'5" x 9'2")

Living Room
5.30m x 4.80m
(17'5" x 15'9")

Conservatory
4.13m x 3.00m
(13'6" x 9'10")

First Floor
Approx. 106.1 sq. metres (1142.5 sq. feet)



Bathroom
2.52m x 2.49m
(8'3" x 8'2")

Bedroom
3.60m x 3.08m
(11'10" x 10'1")

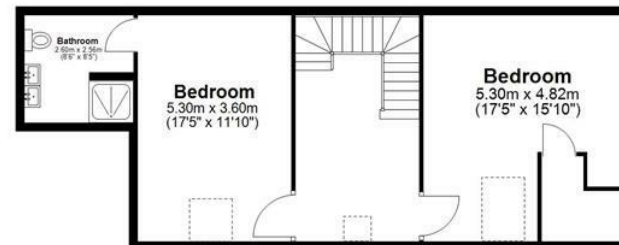
Bedroom
5.18m (17") max
x 3.95m (13')

Bedroom
4.14m x 3.00m
(13'7" x 9'10")

Bedroom
5.30m x 4.79m
(17'5" x 15'9")

Landing

Second Floor
Approx. 68.0 sq. metres (732.0 sq. feet)



Bathroom
2.60m x 2.50m
(8'6" x 8'3")

Bedroom
5.30m x 3.60m
(17'5" x 11'10")

Bedroom
5.30m x 4.82m
(17'5" x 15'10")

Total area: approx. 337.1 sq. metres (3628.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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