



**CHURCHILL**  
estates





# Deynecourt Gardens, Wanstead

Offers In Excess Of  
£800,000

Tenure : Freehold

Floor Area : 1281.00 sq ft

Local Authority : Redbridge

Council Tax Band : E

Bedrooms : 4

Receptions : 1

Bathrooms : 3

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







**\*\* No chain - Available to view immediately by appointment \*\***

Located on the popular Nightingale Estate, Churchill Estates are pleased to bring to the market this semi-detached 1930's property being sold on a chain free basis. This four bedroom family home offers well proportioned living throughout, whilst being ideally located within very close proximity of the sought after Nightingale Primary School (0.3 miles).

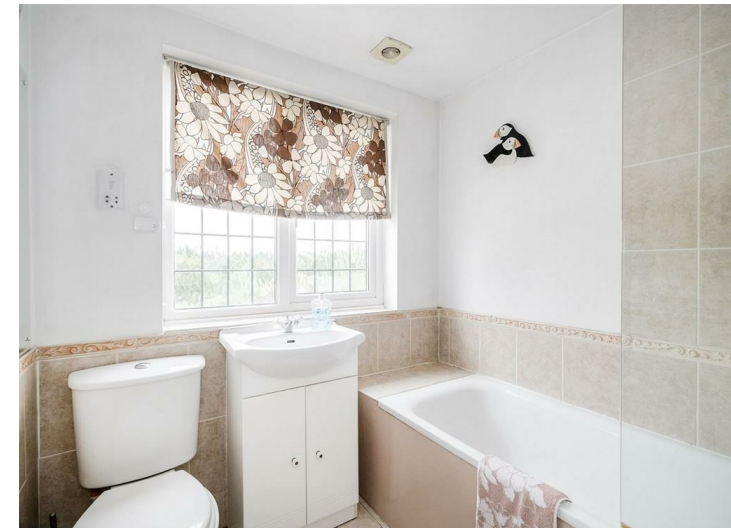
The ground floor comprises a spacious through lounge / dining room with bay window to front and patio doors to the rear, fully fitted kitchen, downstairs shower room and a good size well tended garden, shrub border and patio area to laid lawn.

On the first floor you will find two generous double bedrooms with fitted wardrobes, third single bedroom / study and a three-piece family bathroom.

The well configured loft now features a further double bedroom with en-suite shower room, fitted wardrobes, two bright sky lights, ample eaves storage remaining and a Juliet balcony via French doors overlooking the allotments.

Further benefits to mention are a large garage with remote controlled door accessed via a shared driveway, useful side access, gas central heating, off street parking, double glazing throughout and within easy access to both Wanstead Central Line Station (0.8 miles) and High Street with all its shops, cafes, restaurants and pubs located nearby.

For more information or to arrange an appointment to view, please contact the office at your earliest convenience.











- Chain free
- 1930's semi-detached
- Spacious through lounge / dining room
- Off street parking
- Large garage
- Nightingale Estate
- Four bedrooms
- En-suite shower room
- Freehold
- Close proximity to Nightingale Primary School (0.3 miles)

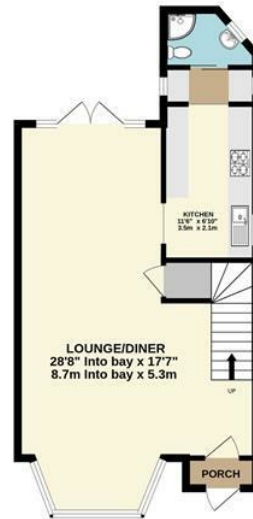




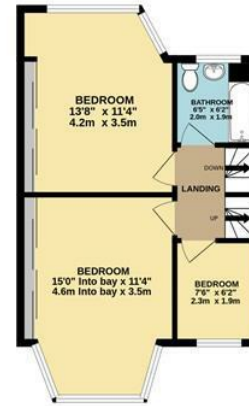




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1281sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Email [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)

To view call **020 8989 0011**

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