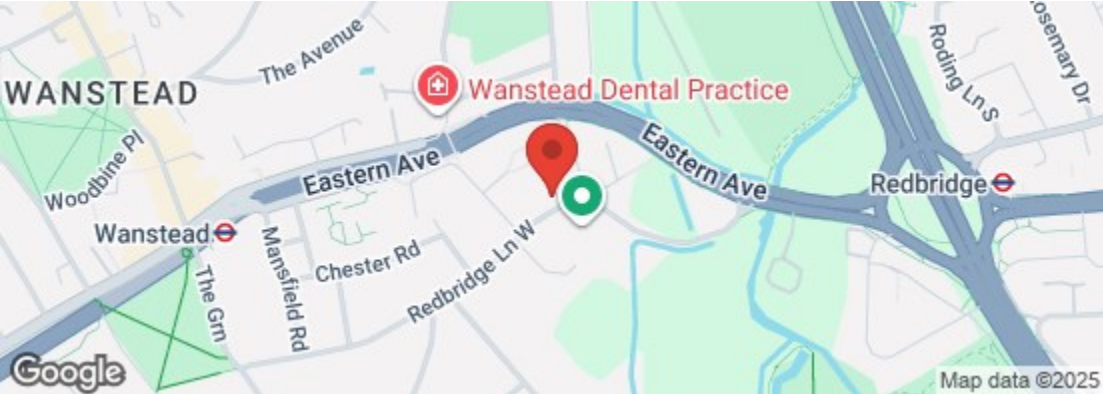




TOTAL FLOOR AREA : 904sq.ft. (84.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.  
Made with Metropac G2025

Council: Redbridge | Council Tax Band: D | Floor Area: 904.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</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		



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Redbridge Lane West, Wanstead, E11 2LA  
Offers In Excess Of £750,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: 020 8989 0011

Email: wanstead@wearechurchills.co.uk





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

Churchill Estates are proud to bring to the market this well proportioned three bedroom end of terrace home, ideally positioned within close proximity of both Wanstead Central line station (0.4 miles) and High Street with all its popular local amenities, cafes, restaurants and bars.

The ground floor comprises a spacious front reception room with feature fireplace, under stairs storage cupboard, modern fitted kitchen with ample base and wall units that adjoins the second reception/dining room. This also provides access via French doors to the low maintenance rear garden with a patio area for entertaining and lawn with a shed to the rear.

On the first floor you will find two generously sized double bedrooms, four-piece family bathroom, a good size third bedroom and another useful storage cupboard on the landing.

Further benefitting from double glazing throughout, gas central heating, expansive driveway big enough to accommodate at least four cars, huge potential to extend (STPP) and a larger than average attached garage that is currently configured as three separate storage/work shop rooms.

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

