



CHURCHILL
estates



Warren Road,
Wanstead

Offers In Excess Of
£1,150,000

Tenure : Freehold

Floor Area : 1582.00 sq ft

Local Authority : Redbridge


Council Tax Band : F

Bedrooms : 5

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



**** Available to view immediately by appointment ****

Situated in a peaceful and tree lined residential turning in the heart of the ever-popular Warren Estate, we are delighted to present this attractive and beautifully maintained five bedroom family home offering spacious and well proportioned accommodation throughout.

Upon entry you are greeted by a charming hallway, which leads into the extremely spacious through lounge/dining room with a feature fireplace, high ceilings and a large bay window to front allowing ample natural light to flood the entire room.

Following on you will find the contemporary fitted kitchen with a range of base, wall and tower units, integrated appliances, 5 ring gas hob, ample worktop space and access to the beautifully tended garden with a large patio area for entertaining, external storage shed and outbuilding with both including power and lighting.

The first floor consists of two large double bedrooms with the main featuring built in wardrobes and a bright bay window to front, generous third bedroom, stylish fully tiled three-piece family bathroom and a separate W/C.

The carefully configured loft now features a spacious double bedroom, a further bedroom which is currently being utilised as an office with built in storage and two bright Fakro windows and a modern fully tiled shower room.

Further benefitting from gas central heating, double glazing throughout, underfloor heating in kitchen and bathrooms, off street parking, located just a short stroll from Wanstead Golf Club, within the catchment of the popular Wanstead High School and within close proximity to both Wanstead Central line station (0.5 miles) and High Street with all its popular cafes, restaurants, pubs and local amenities it has to offer.

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







- 1930's family home
- Spacious through lounge/dining room
- Loft extended
- Underfloor heating in kitchen & bathrooms
- Potential to extend further STPP
- Five bedrooms
- Contemporary fitted kitchen
- Fully tiled bathroom & shower room
- Off street parking
- Close proximity to Wanstead Central line station (0.5 miles)

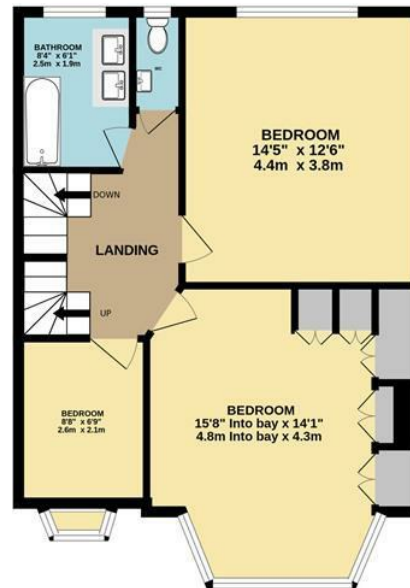




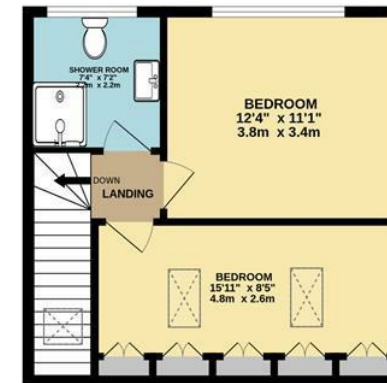
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1582sq.ft. (147.0 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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To view call **020 8989 0011**

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