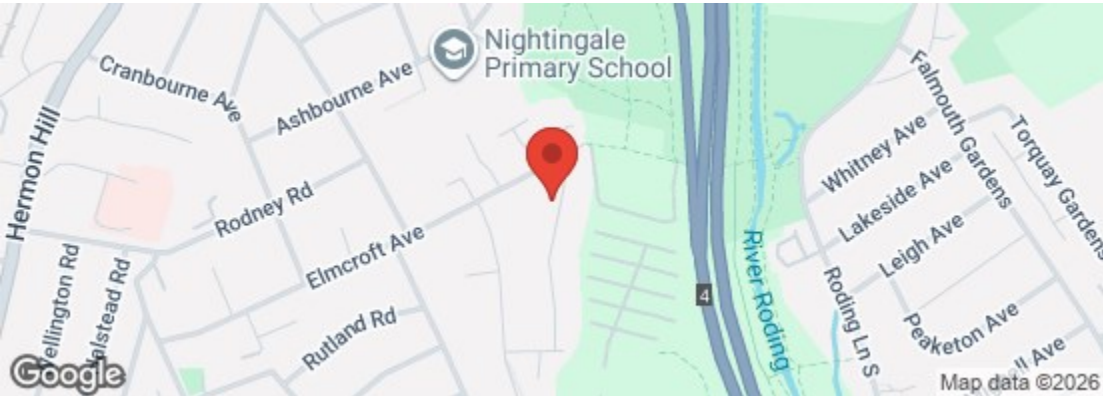




TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Council: Redbridge | Council Tax Band: E | Floor Area: 1259.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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Deynecourt Gardens, Wanstead, E11 2BT  
Offers In Excess Of £850,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**





\*\* Available to view strictly by appointment only \*\*

Located in the sought-after Nightingale Estate, Churchill Estates are delighted to present this charming and spacious four-bedroom end-of-terrace family home. Ideally positioned within close proximity to Nightingale Primary School, as well as both Wanstead and Snaresbrook Central Line stations, this property offers both convenience and comfort for family living.

This 1930's home boasts generously proportioned and well-designed accommodation throughout. On the ground floor, a spacious front reception room features a beautiful bay window that fills the space with natural light, along with a handy under stairs storage cupboard. To the rear, an expansive open-plan kitchen and dining area is equipped with ample wall and base units, generous worktop space and a breakfast bar perfect for everyday family life and entertaining. French doors lead to a low-maintenance West facing rear garden with a large patio and lawn area, ideal for outdoor dining and relaxation. At the back of the garden is a versatile outbuilding with electricity, making this a perfect office space for anyone working from home or a potential gym/studio.

Upstairs, the first floor comprises two spacious double bedrooms with both incorporating fitted wardrobes and the main bedroom featuring another bright bay window, a third single bedroom/study and a stylish fully tiled three-piece shower room. The converted loft has been thoughtfully designed to create a substantial double bedroom with two skylights, ample eaves storage and a modern en-suite wet room.

Additional benefits include a useful side access, off-street parking for two vehicles, gas central heating and double glazing throughout. The property is also just 0.8 miles from the vibrant Wanstead High Street, offering a wide array of local amenities, cafes, restaurants and bars.

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

