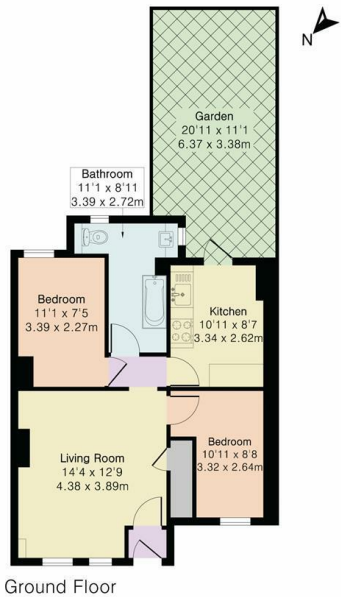




Approximate Gross Internal Area 635 sq ft - 59 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council: Redbridge | Council Tax Band: B | Floor Area: 635.07 sq ft

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

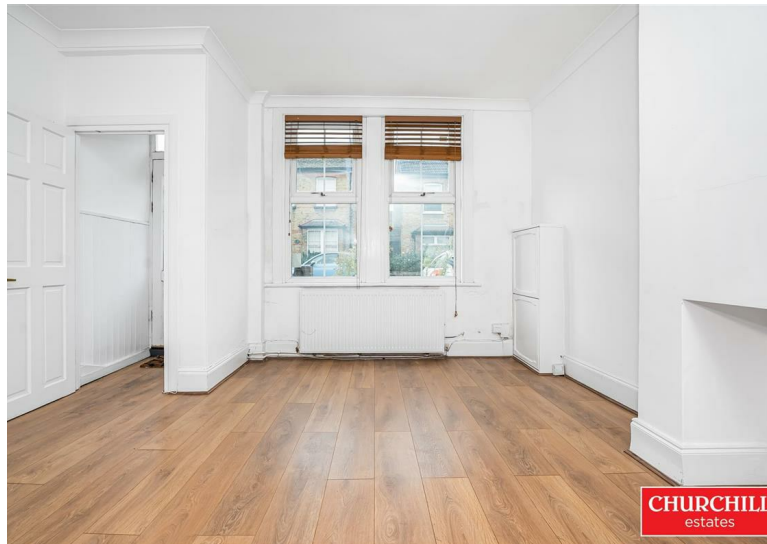


The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



Cowley Road, Wanstead, E11 2HA
£349,950 Leasehold

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



Request a Viewing: **020 8989 0011**

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



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Churchill Estates are delighted to offer this chain free, two bedroom ground floor conversion, complete with a private west facing rear garden and a long lease of 936 years.

Situated on a highly sought after road in the heart of Wanstead, the property comprises a porch leading into a spacious reception room filled with natural light and a handy built-in storage cupboard. There are two bedrooms, with the second bedroom overlooking the garden.

The modern kitchen features white cabinets, hardwood worktops, a mosaic splashback, an integrated oven with gas hob and a patio door opening onto the garden. The fully enclosed west facing garden is laid out with a small paved area and full length timber decking, perfect for relaxing or entertaining. The family sized bathroom completes the accommodation, fully tiled in white and fitted with a bathtub, sink and toilet.

This property enjoys an excellent location with superb transport links. Snaresbrook Station is just 0.2 miles away, while Wanstead Station is approximately 0.3 miles away both offering easy access to central London. Families will appreciate the proximity to reputable schools including Wanstead Church School, Snaresbrook Primary School, Nightingale Primary School and Wanstead High School all within walking distance.

For more information or to arrange a viewing, please contact the office at your earliest convenience to avoid disappointment.