



CHURCHILL
estates

Hollybush Hill, Snaresbrook

£1,750,000

Tenure : Freehold

Floor Area : 2208.00 sq ft

Local Authority : Redbridge

Council Tax Band : F

Bedrooms : 5

Receptions : 1

Bathrooms : 3



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



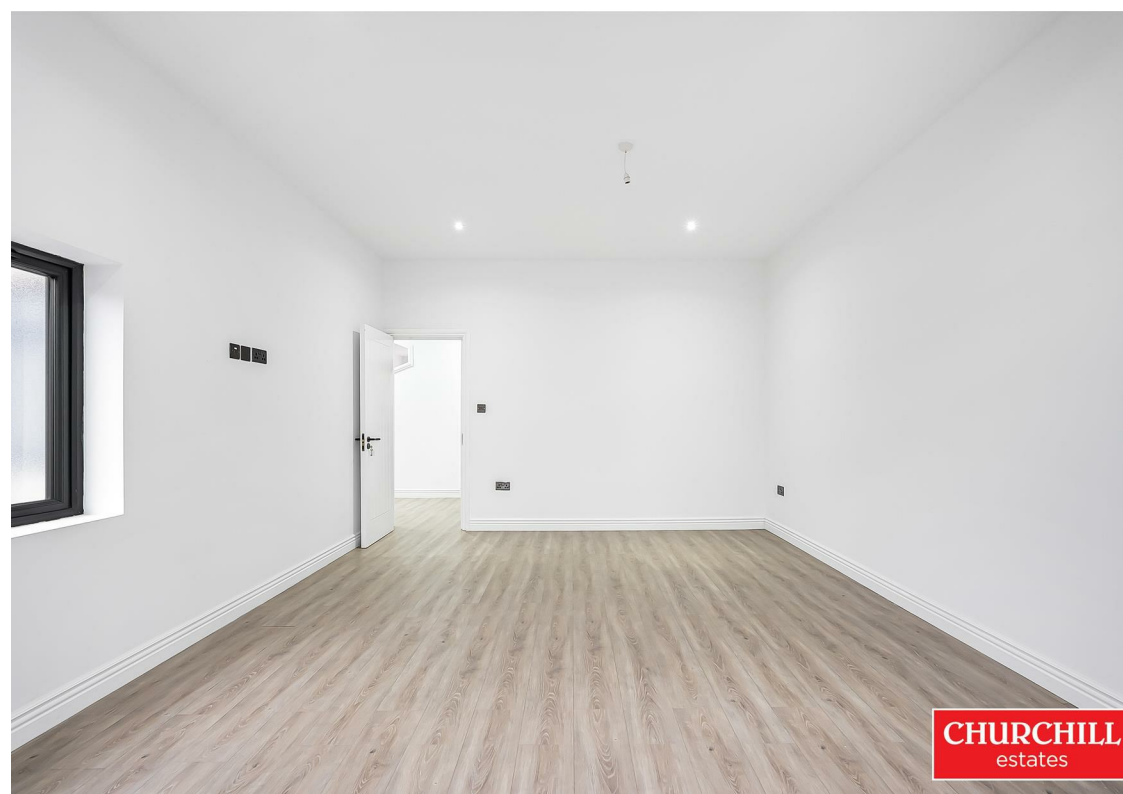
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Churchill Estates are delighted to present this exquisite five bedroom family home where timeless elegance meets contemporary design, being offered Chain Free and finished to an exceptionally high standard throughout.

Set on a generous plot, this newly refurbished property has been meticulously designed to create bright, versatile living spaces that perfectly complement modern family life.

Upon entering you the home showcases a carefully curated palette of neutral tones, elegant finishes and high-quality flooring that exudes understated luxury. You will find a welcoming entrance hall that leads into the extremely spacious reception room with feature bay windows to front allowing an abundance of natural light to flood the room. The atmosphere is both sophisticated and inviting creating an ideal setting for relaxed evenings.

To the rear you will find a spectacular open plan kitchen and dining area where bi-folding doors create a flawless indoor/outdoor flow. The bespoke kitchen features a striking central island, sleek cabinetry and premium integrated appliance. Offering the perfect balance of style and practicality.

The garage has been converted into a useful utility room providing additional storage consisting of a washing machine and tumble dryer. There is also a ground floor W/C and plenty of built in storage.

The first floor hosts four well proportioned bedrooms, each designed to maximise comfort and natural light. The principal bedroom consists of a large bay window to front, while the second bedroom benefits from French doors opening onto a private balcony — a serene retreat overlooking the expansive rear garden. Two further bedrooms provide flexible space for family, guests or a home office. The family bathroom is finished with sleek tiling and contemporary fittings, while the stained-glass window on the landing adds a touch of period charm, flooding the staircase with soft coloured light.

The loft has been expertly converted to create a stunning bedroom suite, complete with its own Juliet balcony and a luxurious family sized bathroom — an idyllic sanctuary offering privacy and tranquillity.

Outside the tranquil rear garden measures more than 100ft and is a true highlight. Bathed in sunlight throughout the day, it offers a generous decking area ideal for entertaining or simply unwinding in peace and privacy.

This remarkable home further benefits from double glazing, gas central heating, ample off-street parking and side access. The property is also moments from Wanstead High Street and within easy reach of both Snaresbrook (0.4 miles) and Wanstead (0.9 miles) Central Line stations providing swift connections into Central London.

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



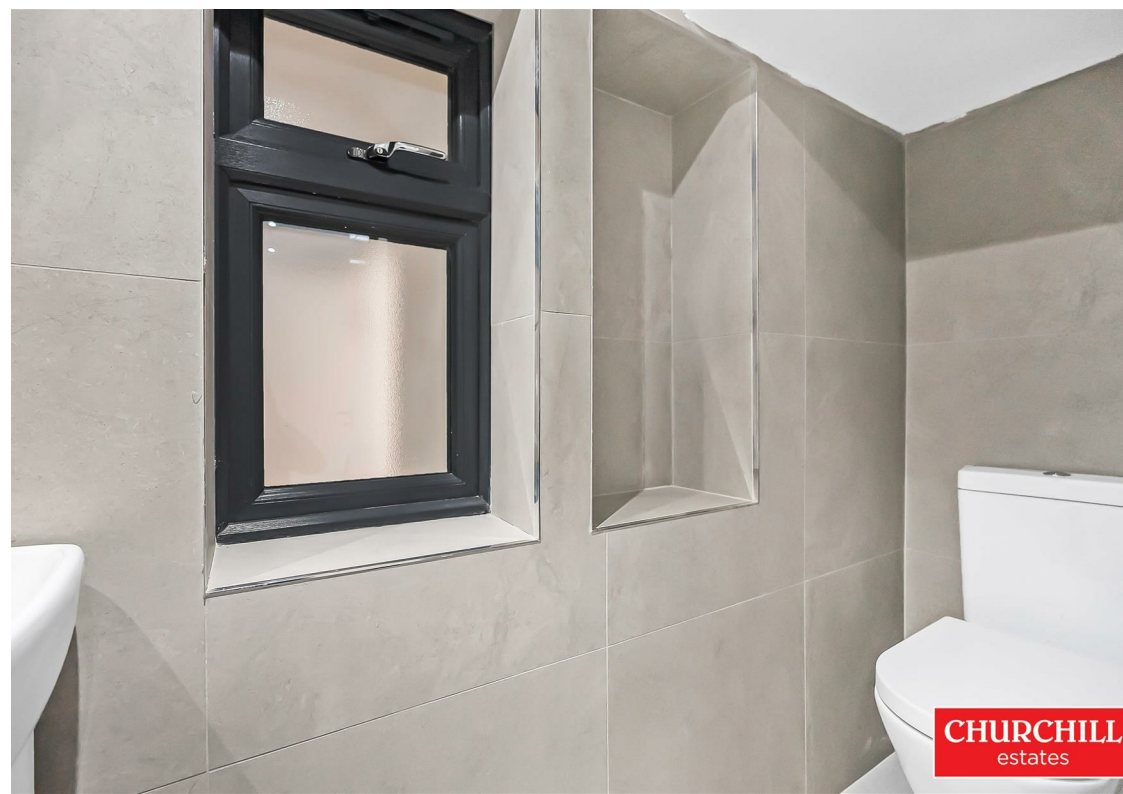




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- Chain free
- Contemporary open plan kitchen/diner
- Two family bathrooms
- East facing private rear garden
- Gas central heating & double glazing throughout
- Five double bedroom semi detached house
- Skilfully extended & renovated
- Downstairs utility room & WC
- Off street parking for multiple vehicles & Side access
- Close proximity to Wanstead High Street & Snaresbrook Central Line station (0.4 miles)





**Approximate Gross Internal Area 2208 sq ft - 204 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1090 sq ft - 101 sq m

First Floor Area 725 sq ft - 67 sq m

Second Floor Area 393 sq ft - 36 sq m

Outbuilding Area 51 sq ft - 5 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.

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Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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