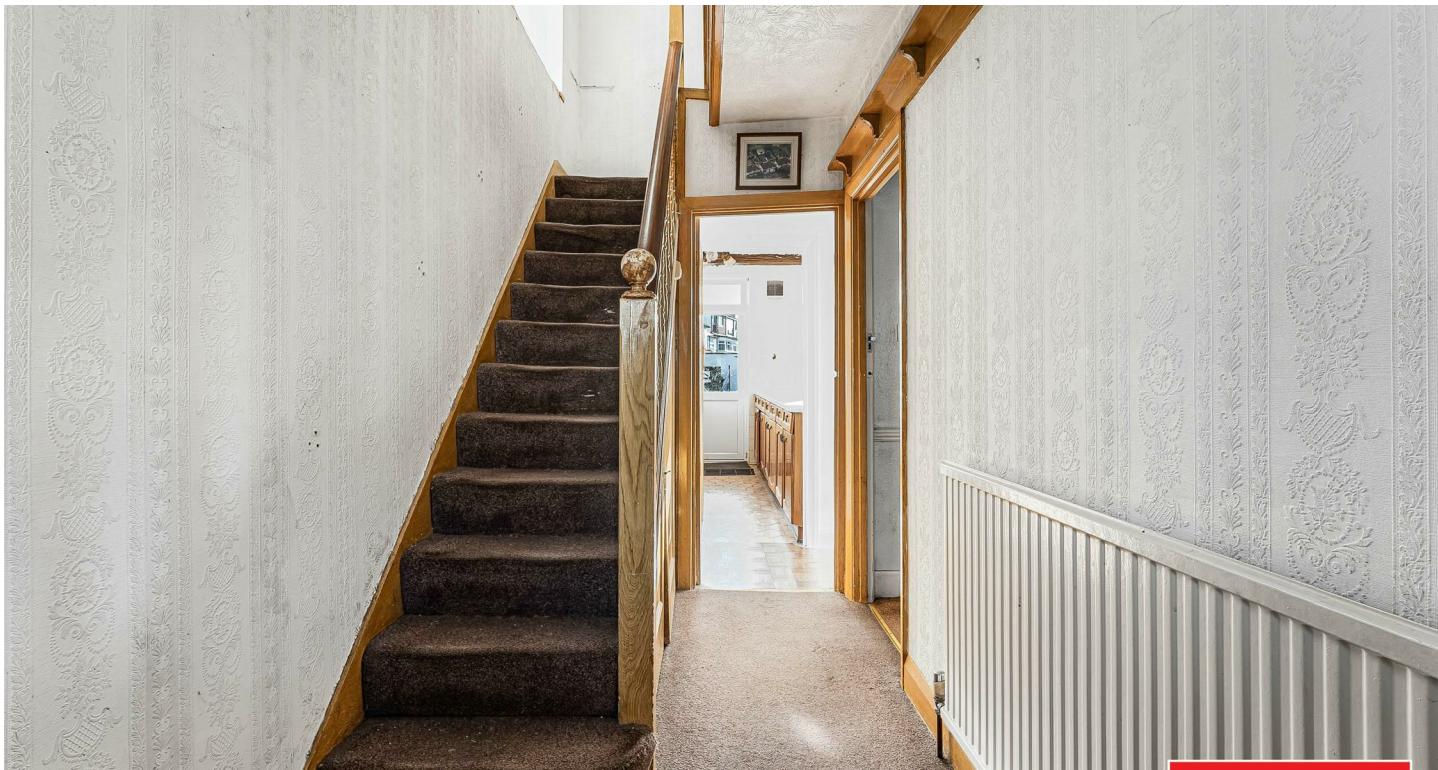




CHURCHILL
estates



Elmcroft Avenue,
Wanstead

Offers In Excess Of
£775,000

Tenure : Freehold

Floor Area : 968.75 sq ft

Local Authority : Redbridge

Council Tax Band : E

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Churchill Estates are pleased to bring to market this wonderfully appointed three bedroom semi detached home, set within the ever-popular Nightingale Estate.

This charming 1930s family home retains its original layout typical of the era and presents an excellent modernisation opportunity.

The ground floor features a front reception room with a beautiful bay window, a galley-style kitchen and a separate dining room positioned towards the rear overlooking the south facing rear garden laid to lawn, along with a spacious garage and side access.

The first floor comprises two sizeable double bedrooms both with bay windows, a generous single bedroom, a three-piece family bathroom and a vast loft space with potential for future conversion. The property also offers strong potential for both rear and loft extensions, subject to the usual planning consents.

Additional benefits include the potential for off-street parking, gas central heating and double glazing throughout. The home is conveniently located just a short walk from Wanstead High Street with its shops, cafes and transport links whilst falling within the catchment area for the Ofsted-rated 'Outstanding' Nightingale Primary School (0.1 miles).

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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- Three bedroom semi-detached 1930s home with original layout
- Front reception room with a charming bay window
- Secluded south facing rear garden laid to lawn with garage & side access
- Potential for both rear & loft extensions, subject to planning consent
- Close to Wanstead High Street
- Two spacious double bedrooms with bay windows & generous single bedroom
- Galley style kitchen & separate dining room with rear garden views
- Located on the ever popular Nightingale Estate
- Gas central heating & double glazing throughout
- Within catchment of Ofsted-rated 'Outstanding' Nightingale Primary School



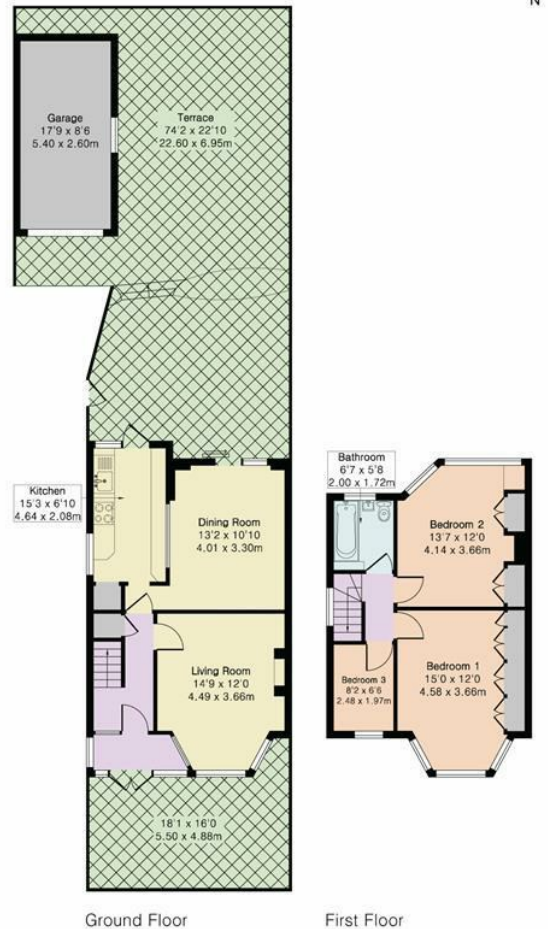


Approximate Gross Internal Area 965 sq ft - 90 sq m
(Excluding Garage)

Ground Floor Area 517 sq ft - 48 sq m

First Floor Area 448 sq ft - 42 sq m

Garage Area 151 sq ft - 14 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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