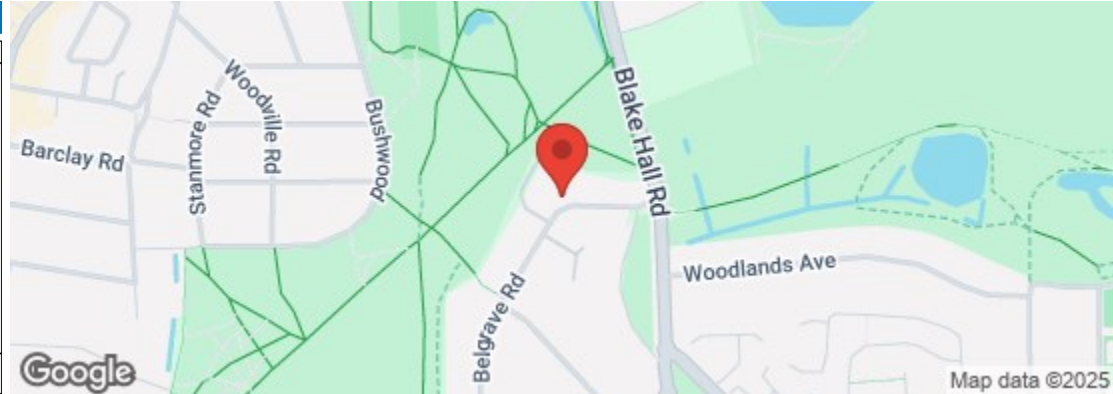




TOTAL FLOOR AREA: 2573sq.ft. (239.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropac ©2024

Council: Redbridge | Council Tax Band: F | Floor Area: 2572.00 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.

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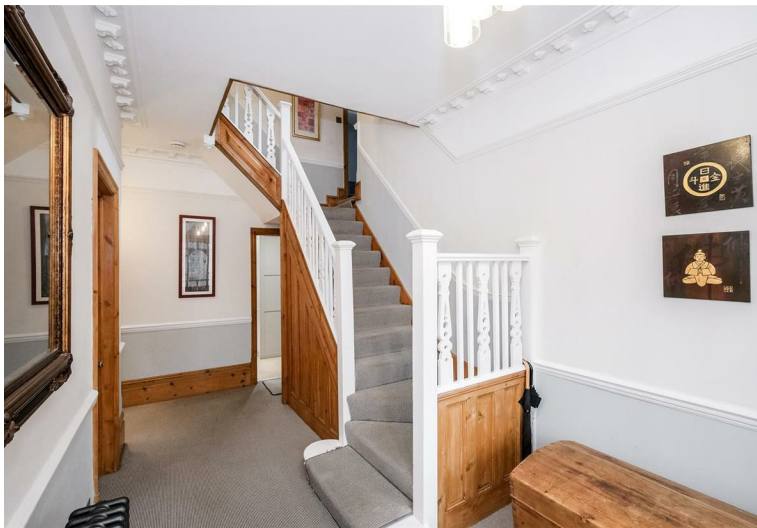
Belgrave Road, Wanstead, E11 3QN
£1,400,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

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



** Available to view by appointment **

Churchill Estates are delighted to bring to market this stunning five double bedroom, semi-detached family home situated within the highly sought after Lake House Estate bordering the open green spaces of both Wanstead Flats and Epping Forest.

This extended and well maintained property provides beautiful and spacious accommodation with a host of original features throughout, including elegant fireplaces and charming coving.

The ground floor comprises a useful porch that leads into the welcoming and elegant entrance hall, providing access to the expansive front reception with a bright bay window that invites an abundance of natural light and an original feature fireplace. Following on you will find a generous second reception with an attractive gas working fireplace. There is also a downstairs W/C and a separate shower room.

To the rear of this home is where you will find the stunning open plan kitchen / dining room complete with underfloor heating and hot water tap, which has been thoughtfully and skilfully extended by the current vendors. This now provides a wonderful entertaining space with large skylights above, useful walk in pantry / utility room. There is a good size office and large bi folding doors providing access to the landscaped and beautifully tended garden with a large outbuilding which has power and lighting.

The first floor consists of four double bedrooms with the main featuring another bay window and built in wardrobes. On this floor you will also find a large four-piece family bathroom with a free-standing bath and separate shower and a separate W/C.

The second floor comprises a substantial main bedroom with a unique walk-in wardrobe which has two bright sky lights. There is a spacious and stylish en-suite shower room, together with a storage room and further ample eaves storage. You also have access to your very own private balcony via French double doors providing stunning views of the greenery surrounding.

In our opinion this expansive family home is positioned in a perfect location with all it has to offer and is within a few minutes' walk to the idyllic Wanstead Park, offering peaceful woodland and tranquil lakes. It is also within very close proximity to the open green spaces of Wanstead Flats with several football pitches, Aldersbrook bowling club and Blake Hall Road tennis courts on your doorstep. Nearby you are also within walking distance to numerous stations that include both Wanstead & Leytonstone on the Central line, whilst also having the option of the Elizabeth line at Manor Park station.

