



CHURCHILL
estates



Cambridge Road, Wanstead

£425,000

Tenure : Freehold

Floor Area : 1140.00 sq ft

Local Authority : Redbridge


Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1



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 



Churchill Estates are delighted to present this truly unique Freehold three bedroom, split-level first floor conversion, a rare opportunity spanning over 1,100 sqft.

Being offered with no onward chain, this property represents an excellent chance to add value and would be ideal either as a family home or an investment in a prime location at a competitive price.

The first floor boasts a bright front reception room, a spacious kitchen/diner which provides direct access to a large private garden via a rear staircase. The garden is split into front and back sections with the flat below, ours occupying latter. A generously sized double bedroom and family sized bathroom with a separate W/C complete this level.

The second floor comprises two further well-proportioned bedrooms, offering excellent flexibility for families, home working or guest accommodation. With significant potential throughout, this property provides the perfect canvas to create a wonderful home for the future.

Ideally located within walking distance of three Central Line stations Wanstead (0.5 miles), Snaresbrook (0.6 miles) and Leytonstone (0.7 miles) the property offers excellent transport links. Wanstead High Street is also close by with an array of independent shops, cafes, restaurants with a strong sense of community.

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







- Spacious three double bedroom period conversion
- Freehold
- Direct access to private rear garden
- Spanning over 1100 sqft
- Walking distance to Wanstead High Street
- Being sold with no onward chain
- Occupying both the first & second floor
- Fantastic modernisation opportunity
- Off street parking
- Council Tax Band: C



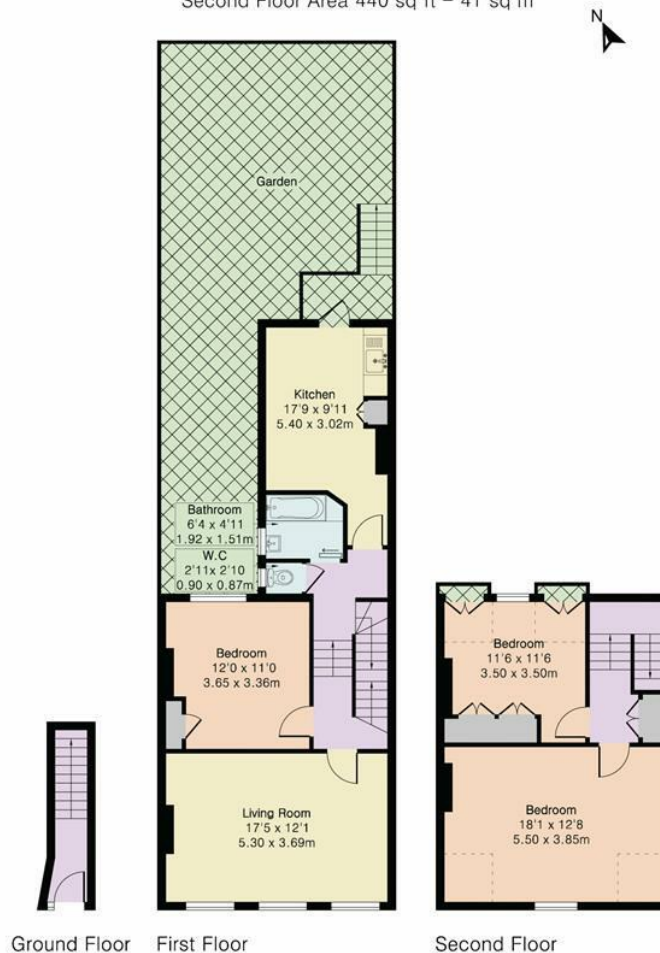


Approximate Gross Internal Area 1140 sq ft - 106 sq m

Ground Floor Area 38 sq ft - 4 sq m

First Floor Area 662 sq ft - 61 sq m

Second Floor Area 440 sq ft - 41 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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To view call **020 8989 0011**

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