



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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.  
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Nightingale Lane, Wanstead

Offers In Excess Of £825,000 Freehold

- Period terraced cottage
- En-suite and dressing room to principal bedroom
- Heart of Wanstead Village
- Extended, shaker style kitchen/diner
- Chain free
- Three bedrooms
- Modern shower room
- Through lounge
- Permit parking



# Nightingale Lane, Wanstead

Petty Son & Prestwich are delighted to offer for sale this charming, extended, three bedroom period cottage, firmly situated in the heart of Wanstead Village.

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Council Tax Band: D



Nestled within the heart of the 'Wanstead Village', located on the characterful Nightingale Lane, this property is well positioned for Wanstead High Street (0.3 miles) with its shops, restaurants and bars. Moments from stepping foot outside the property you have access to a smaller parade of shops on Nightingale Lane as well as the incredibly popular public houses, The 'Duke' and 'Nightingale', the latter of which is opposite a small leafy green. The property is also within walking distance of both Snaresbrook and Wanstead tube station (0.4 and 0.6 miles) and a fantastic range of good and outstanding schools including Nightingale Primary, Snaresbrook Primary and Wanstead Church School. The home is charming outside and in, starting with an exposed brick façade and attractive sash windows. Inside you will discover a semi-open ground floor space; a double reception with two central fireplaces leading to a beautiful, shaker kitchen/dining space housing a central island. Topped with composite worktops and flooded with natural light thanks to the trio of Velux windows illuminating the side extension and large bi-fold doors connecting the inside to the cottage style garden at the rear. A range of fitted appliances, including an 'InSinkErator' sink waste disposal system feature within the kitchen – with the washing machine tucked away neatly under the stairs. The first-floor houses three bedrooms and a family bathroom room, the principal of which sits to the front taking advantage of the full width of the house and offering an en-suite and dressing room. The property is offered for sale chain free.

EPC Rating: C76  
Council Tax Band: D

**Reception Room**  
13'2 x 11'8

**Reception Room**  
23'4 x 16'5

**Kitchen**  
16'5 x 12'9

**Bedroom**  
12'0 x 10'4

**Bedroom**  
11'2 x 10'9

**Bedroom**  
9'4 x 6'5