

DURDEN & HUNT

INTERNATIONAL



Lorne Gardens, Wanstead E11

Offers Over £900,000

- Desirable Location
- Large Rear Garden
- Integrated Kitchen Appliances
- Stylish Family Bathroom
- Great Transport Links
- Open Plan Living
- Primary Bedroom With En Suite
- Off Road Parking And Garage
- Large Through Lounge
- Three Additional Bedrooms

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Council Tax Band: E



Located in the desirable Wanstead area, this stylish semi detached home offers contemporary open plan living, ideal for families and entertaining.

Internally, the ground floor features a through lounge, with a dining area, and modern kitchen complete with integrated appliances, creating a seamless and sociable space. Bi fold doors at the rear open directly onto the garden, blending indoor and outdoor living effortlessly. Additional conveniences include a downstairs WC and a utility cupboard for added practicality.

On the first floor, you'll find two generously sized bedrooms and a versatile third room, perfect as a nursery, home office, or guest space, along with a stylish family bathroom. The second floor is dedicated to the impressive primary bedroom suite, benefiting from an en suite shower room, Juliet balcony, and clever eaves storage solutions.

Externally, the property features a generously sized rear garden with a combination of patio and lawn areas, perfect for al fresco dining, relaxing, or indulging your green thumb. To the front, there is off road parking, while a garage at the rear provides additional parking and valuable storage space.

Ideally located in the sought after area of Wanstead which is abuzz with an array of bars, restaurants, shops, local amenities and well regarded schools. Green spaces, such as Hollow Pond and the historic Wanstead Park, offer tranquil walks for those looking to enjoy the great outdoors. For commuters it offers easy access for both Wanstead and Snaresbrook's Central Line stations directly to the city, and the A12 and A406 provide good road connectivity.

Contact Durden & Hunt for a viewing!

Council Band E Redbridge

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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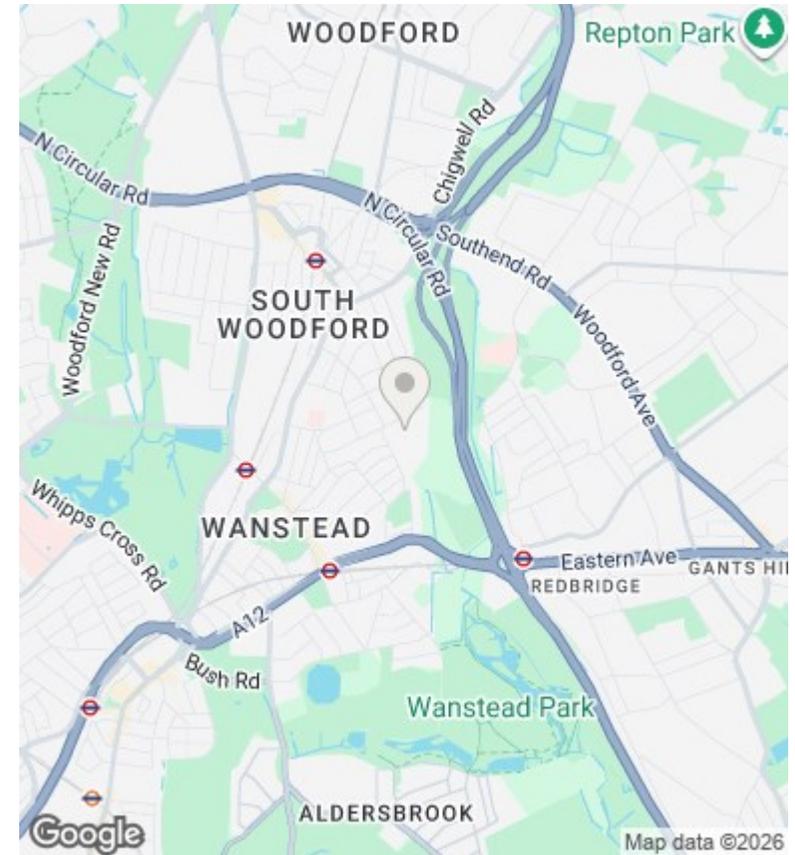


Lorne Gardens
 Approx. Total Internal Area 1726 Sq Ft - 160.35 Sq M
 (Including Eaves Storage, Shed & Garage)
 Approx. Gross Internal Area 1460 Sq Ft - 135.60 Sq M
 (Excluding Eaves Storage, Shed & Garage)
 Approx. Gross Internal Area Of Shed 42 Sq Ft - 3.90 Sq M
 Approx. Gross Internal Area Of Garage 157 Sq Ft - 14.62 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

Council Tax Band

E

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