





# Nutter Lane, Wanstead

Offers Over £925,000

Tenure : Freehold

Floor Area : 1518.00 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 4

Receptions : 1

Bathrooms : 2



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 82        |
| (69-80) C                                   | 71                      |           |
| (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 |           |



ings are strongly advised to appreciate the space, layout and versatility this impressive home has to offer. Early appointments are recommended.

Churchill Estates are delighted to present this attractive and substantially extended family residence, offering well balanced accommodation arranged across three floors. The property has been thoughtfully designed with contemporary family life in mind, combining generous living areas with flexible spaces for working, relaxing and entertaining.

One of the property's standout features is the impressive brick-built outbuilding positioned at the end of the rear garden. Complete with air conditioning and its own shower room, it is currently used as a dedicated home office and provides an excellent solution for those working remotely. Equally, the space could be adapted into a gym, children's playroom or additional leisure area.

The welcoming entrance hall leads through to a bright and comfortable reception room at the front of the property. A large bay window brings plenty of daylight into the room creating an inviting space for relaxing or entertaining.

The home then opens into a superb kitchen, dining and family area. The modern kitchen incorporates a comprehensive selection of wall and floor-mounted units, ample worktop space and integrated appliances. The adjoining dining and living space provides plenty of room for family gatherings and social occasions, while large bi-fold doors open directly onto the rear garden creating a seamless connection between the house and outside space.

The rear garden has been landscaped to provide a pleasant combination of entertaining and recreational areas. A paved patio offers an ideal spot for outdoor dining before leading onto the lawn which is surrounded by established planting and mature trees.

Currently arranged as a fully equipped home office, the outbuilding benefits from air conditioning and a separate shower room. Its position at the far end of the garden provides a degree of separation from the main house, making it particularly appealing for home working.

Upstairs, the first floor provides two good sized double bedrooms alongside a well proportioned single bedroom and a modern three piece family bathroom.

The loft has been converted to create a further spacious double bedroom. Velux windows provide an excellent level of natural light, while a contemporary three piece bathroom completes this floor.

The property is situated on Nutter Lane in the popular Wanstead area known for its leafy residential streets, village style character and excellent range of local amenities.

Wanstead High Street is nearby offering an appealing selection of independent cafes, restaurants, boutiques and shops.

For commuters Wanstead Underground Station is approximately 0.3 miles away, with Snaresbrook Station around 0.8 miles from the property. Both provide convenient access towards the City, West End and other parts of London.

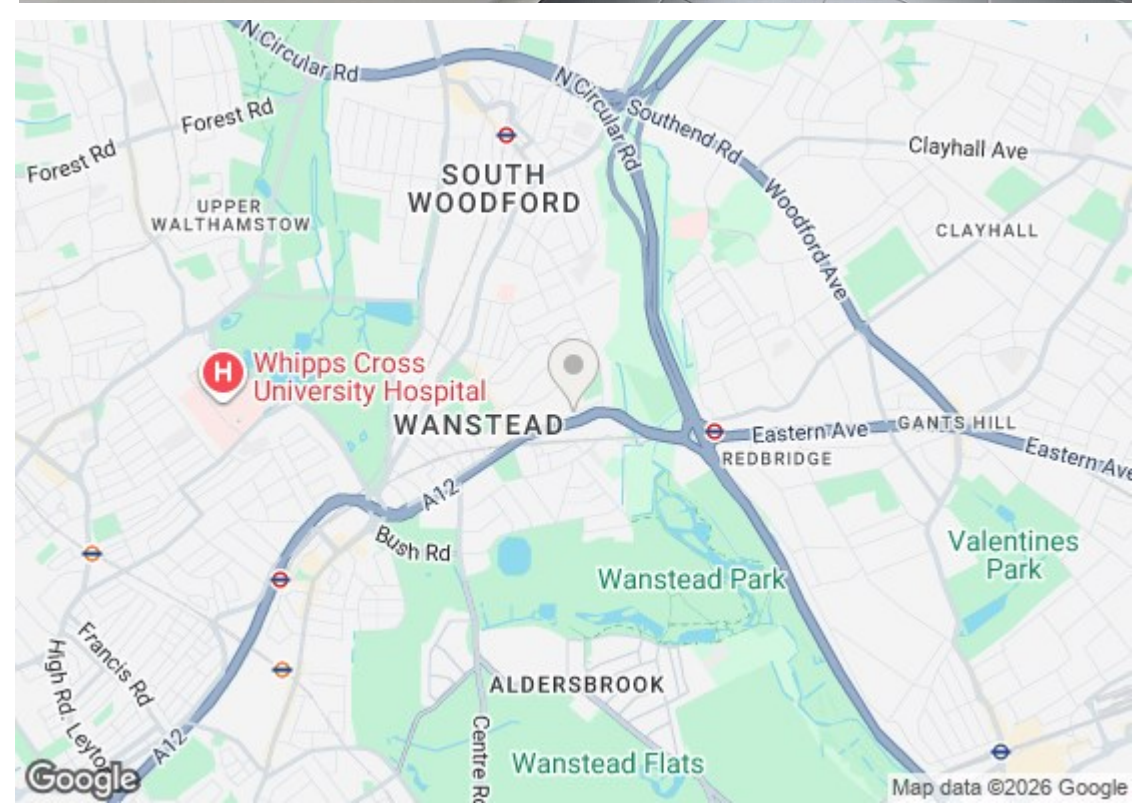
Local schooling is another notable advantage with Wanstead High School approximately 0.3 miles away, Our Lady of Lourdes RC Primary School around 0.8 miles away and Aldersbrook Primary School approximately 1.4 miles away.

The surrounding area also provides excellent opportunities for outdoor recreation with Wanstead Flats and Epping Forest within easy reach, offering extensive areas for walking, cycling and enjoying the outdoors.

Additional benefits include off street parking for two vehicles, double glazing and gas central heating.

To arrange a viewing or obtain further information, please contact Churchill Estates as soon as possible.







- Four bedroom terraced home offering generous and versatile family accommodation
- Spacious open plan kitchen, dining and family area
- Separate front reception room with attractive bay window
- Private landscaped rear garden with substantial brick built garden office
- Wanstead Underground Station 0.3 miles away, with Snaresbrook Station 0.8 miles from the property
- Sought after Wanstead location close to local amenities and transport links
- Book a viewing now
- Loft conversion providing an additional double bedroom
- Off-street parking for two vehicles
- Wanstead High School 0.3 miles away and Our Lady of Lourdes RC Primary School 0.8 miles away

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Total area: approx. 171.7 sq. metres (1847.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Nutter Lane**

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