

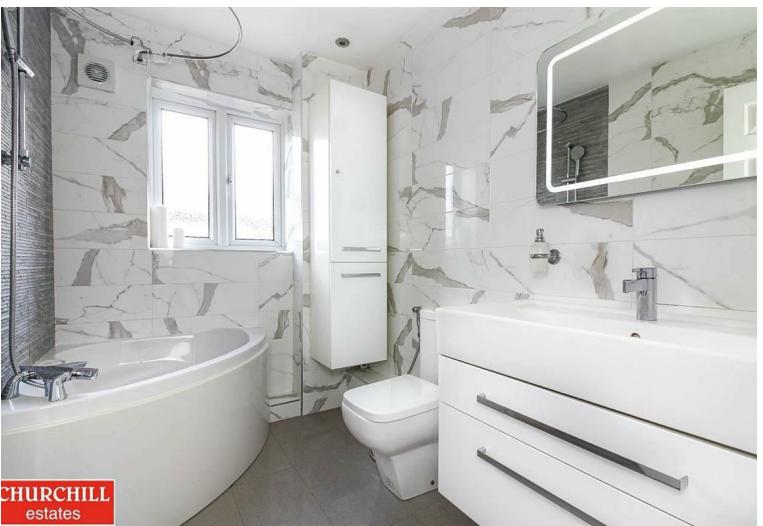
Council: | Council Tax Band: | Floor Area: sq ft

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.



CHURCHILL
estates

Elmcroft Avenue, Wanstead, E11 2DB
Offers In Excess Of £650,000 Freehold

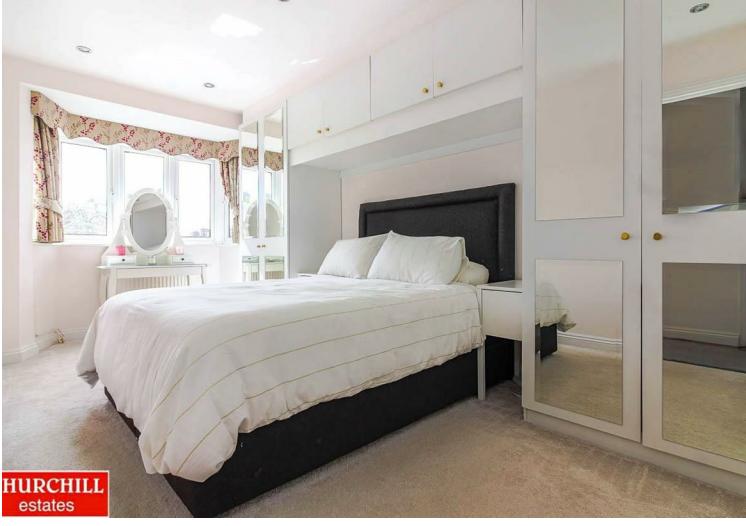
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

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

CHURCHILL
estates



Located on the ever popular Nightingale Estate, we are delighted to offer for sale this three bedroom semi detached family home within catchment of the Ofsted 'Outstanding' rated Nightingale Primary School.

The ground floor of this property comprises a spacious through lounge/dining area with bay window to front and patio doors to the well maintained rear garden, modern fitted kitchen with integrated appliances and a ground floor W/C.

On the first floor you will find two double bedrooms with fitted wardrobes and en-suite shower to main bedroom, third single bedroom with built in storage cupboard and a stylish fully tiled family bathroom with corner bath and shower over head

Further benefits to mention are side access to the rear garden, off street parking to front and being sold on a chain free basis.

For more details or an appointment to view, please contact the office at your convenience.