

TOTAL FLOOR AREA : 1830sq.ft. (170.0 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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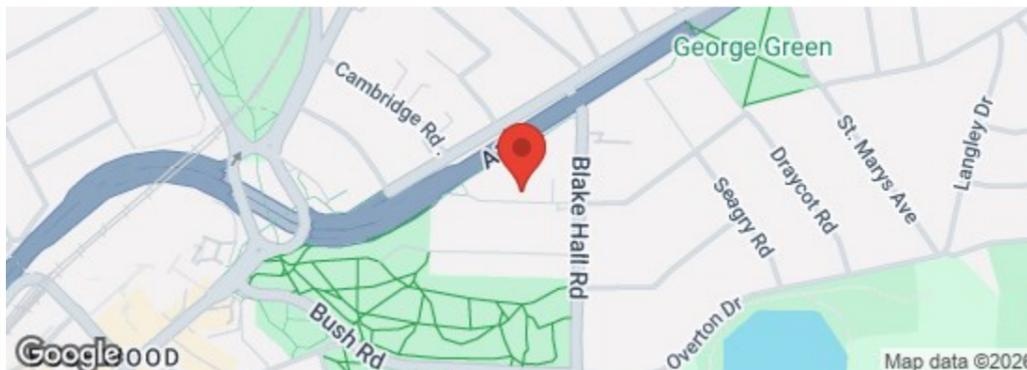
Council: | Council Tax Band: | Floor Area: sq ft

CHURCHILL
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Selsdon Road, Wanstead, E11 2QF
 £1,100,000 Freehold

Bedrooms: 4 | Reception Rooms: 3 | 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	



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

Request a Viewing: **020 8989 0011**

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



Being sold with the added benefit of no onward chain, Churchill estates are proud to present for sale this charming and original four bedroom Edwardian semi-detached family home boasting an abundance of space and well proportioned accommodation.

This extremely spacious property comprises an imposing hallway which leads to a grand front reception with stunning bay window, large second reception to the rear with another beautiful bay that features views and access to the garden and a third reception that leads into the kitchen.

On the first floor you will discover four generous bedrooms that include two large doubles, a bathroom, separate WC and stairs that lead up to a fully boarded loft space that could easily be reconfigured to suite your desired requirements.

Further benefits of this beautiful home are a sizeable rear garden, many original features throughout, spacious cellar with window providing natural light, useful side access, external WC and the additional benefit of being offered on a chain free basis.

In our opinion this attractive property does require modernisation throughout, but once completed will make a delightful family home with a great deal of potential still to be realised and scope to extend subject to the usual planning permissions / consent.

For further information or to arrange a viewing, please contact the office at your convenience.

Council Tax Band F

