



TOTAL FLOOR AREA: 1494 sq. ft. (138.8 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any 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 here are not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Hozon 3/2024

Council: Redbridge | Council Tax Band: E | Floor Area: 1494.00 sq ft



**CHURCHILL**  
estates

Gordon Road, Wanstead, E11 2RA  
 £1,200,000 Freehold

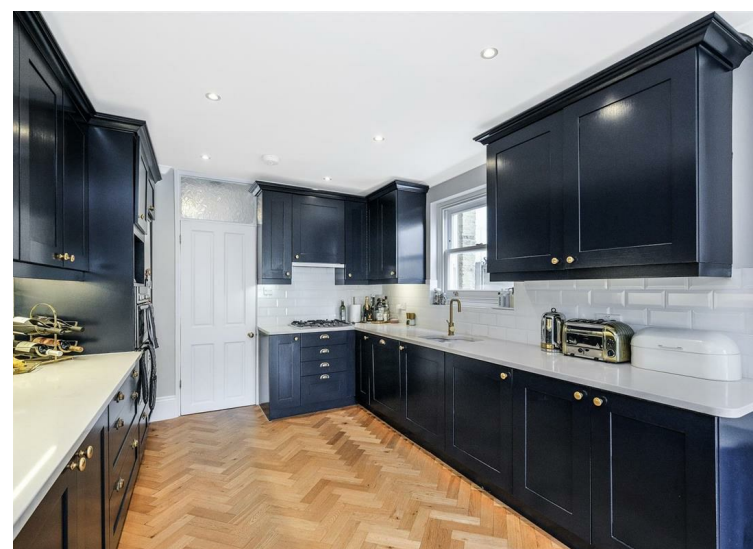
Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



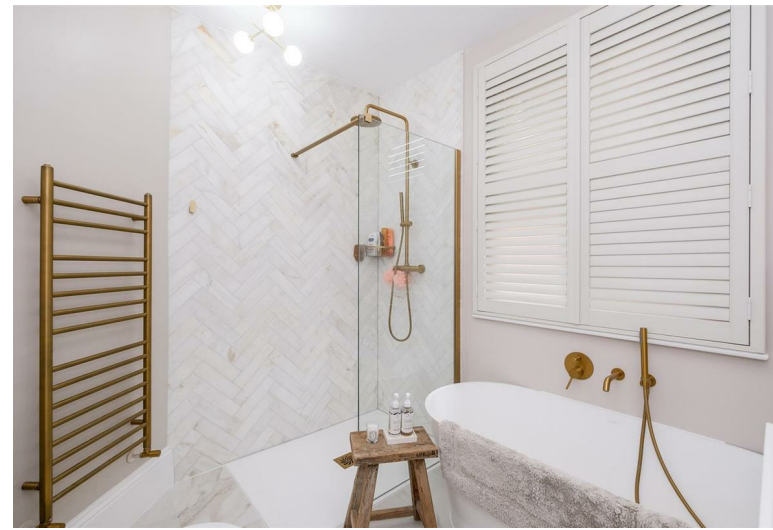
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.

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Request a Viewing: **020 8989 0011**

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



Churchill estates are privileged to offer for sale this attractive brick fronted double bayed Victorian home, ideally situated in central Wanstead and within very close proximity to both Wanstead Central line station (0.4 miles) and High Street with all its popular local pubs, cafes and restaurants nearby.

This beautiful five double bedroom family home has been skilfully extended and renovated to the highest standard by the current vendors, that now offers a perfect blend of contemporary and well proportioned living accommodation throughout.

Upon entry you are greeted by a charming hallway that leads into the sizeable through lounge with a cosy wood burner and bay window to front. To the rear of the property you will find a spacious fitted kitchen / diner measuring approximately 23ft in length with integrated appliances, a range of base and wall units along with plenty of worktop space and elegant metro tiles. In our opinion this area provides a great entertaining space for families which also leads out to the low maintenance and well tended rear garden with decked area for seating or outdoor dining.

On the first floor you will find a bright and airy main double bedroom with bay window and fitted wardrobes, two good size double bedrooms and a stylish four-piece family bathroom with plantation shutters.

The carefully reconfigured loft now comprises two more generous double bedrooms, with the main featuring a modern en-suite shower room and two Velux windows allowing ample natural light and additional eaves storage remaining.

Further benefitting from double glazed sash windows throughout, herringbone flooring, gas central heating, a useful ground floor WC and positioned within walking distance to both Our Lady of Lourdes Primary school (0.2 miles) and the stunning Christchurch Green.

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

