

CHURCHILL
estates





Merino Close, Wanstead

Guide Price £725,000

Bedrooms: 3 | **Receptions:** 1 | **Bathrooms:** 2

Tenure: Freehold

Floor Area: 877.10 sq ft

Local Authority: Redbridge

Council Tax Band: E

- Guide Price £725,000 - £750,000
- Three Bedroom Semi-Detached Family Home
- Sought After Nightingale Estate Location
- Quiet Cul-De-Sac Setting
- Spacious Through Lounge/Diner With Bay Window
- Modern Fitted Kitchen
- Contemporary Three Piece Family Bathroom
- Generous Private Rear Garden With Side Access
- Large Driveway Providing Off Street Parking For Multiple Vehicles
- Potential For Rear Extension & Loft Conversion (STPP)









Churchill Estates are delighted to offer for sale this beautifully presented three bedroom semi-detached family home, tucked away within a quiet cul-de-sac on Wanstead's highly desirable Nightingale Estate. Combining spacious interiors, a generous garden and excellent opportunities for further extension, this is a wonderful home for families seeking both comfort and convenience.

Set back from the road the property enjoys an impressive private driveway capable of accommodating multiple vehicles. An enclosed porch opens into the entrance hallway, where a conveniently positioned ground floor WC adds to the practicality of the accommodation.

The heart of the home is undoubtedly the spacious through lounge and dining room, providing a versatile setting for everyday living and entertaining. A charming bay window allows natural light to fill the front of the room, whilst glazed patio doors at the rear offer views across the garden and direct access to the outside space. The adjoining fitted kitchen features contemporary units, useful storage and ample preparation space, creating a functional environment for family cooking.

The first floor is arranged around a central landing and comprises three well proportioned bedrooms alongside a stylish family bathroom. The principal bedroom is particularly appealing, featuring a characterful bay window, built-in wardrobes and the added luxury of a private en-suite shower room. A second generous double bedroom provides comfortable accommodation, whilst the third bedroom would work equally well as a child's room, nursery or dedicated home office. A modern three piece bathroom completes the upstairs layout.

Externally, the property benefits from a sizeable rear garden, predominantly laid to lawn and offering an excellent degree of privacy. Whether enjoying summer gatherings, outdoor dining or simply relaxing, the space provides plenty of flexibility for different lifestyles. Side access offers a convenient route between the front driveway and rear garden.

Having been thoughtfully updated and maintained by the existing owners, the house is presented in excellent decorative order, allowing prospective purchasers to move straight in without the immediate need for major improvements. For those looking to create additional living space in the future, the property also presents exciting possibilities for extending to the rear or converting the loft, subject to the necessary consents and building regulations.

Further benefits include gas central heating, double glazing throughout, a ground floor cloakroom and extensive off street parking.

The Nightingale Estate remains one of Wanstead's most sought after residential neighbourhoods, particularly popular with families due to its attractive surroundings and access to local facilities. Wanstead High Street is within easy reach, offering an excellent selection of independent boutiques, coffee shops, restaurants and essential amenities. Both Wanstead and Snaresbrook Underground stations serve the Central Line, providing straightforward connections towards the City, West End and wider London.

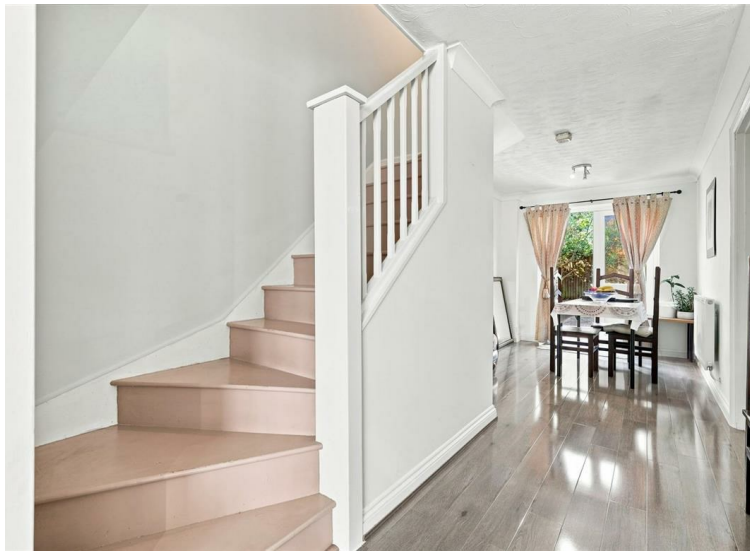
The property is also well positioned for Nightingale Primary School, rated Outstanding by Ofsted, adding to its appeal for those with young children.

Offering generous accommodation, a peaceful residential setting and considerable long term potential, this attractive family home represents an excellent opportunity to secure a property in one of Wanstead's most established and popular locations.

For more information or to arrange an appointment to view, please contact Churchill Estates at your earliest convenience to avoid disappointment.





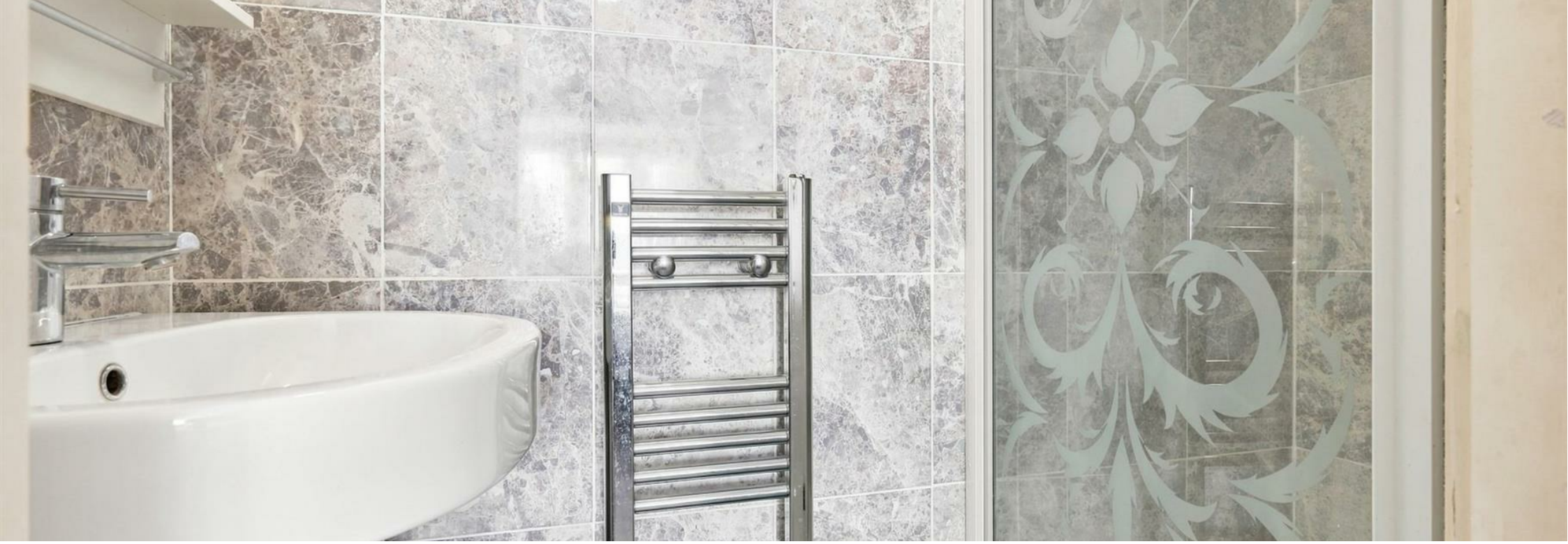


















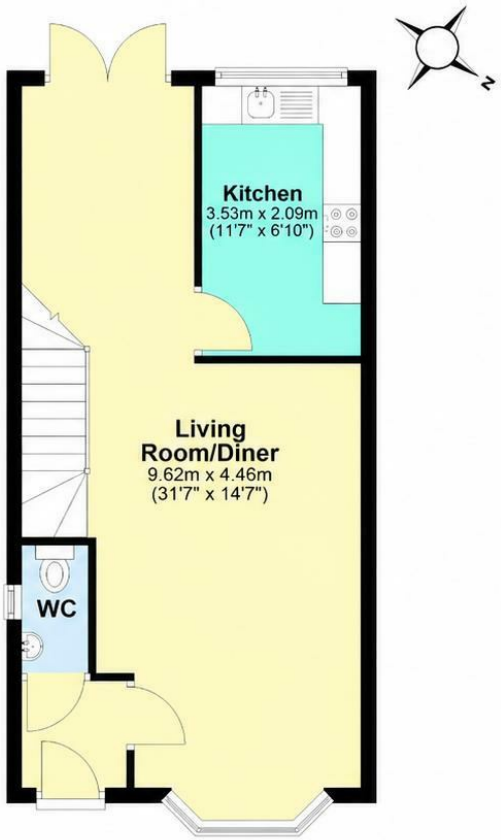






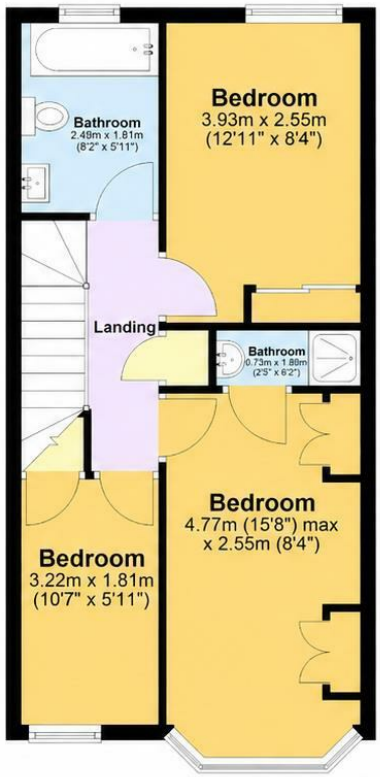
Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 82.5 sq. metres (888.3 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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Merino Close



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	75	
(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	

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To view call **020 8989 0011**

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