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## Lorne Gardens, Wanstead

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Offers Over  
£825,000

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Bedrooms : 3

Receptions : 3

Bathrooms : 2

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Tenure : Freehold

Floor Area : 1178.00 sq ft

Local Authority : Redbridge

Council Tax Band : E

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Churchill Estates are proud to present this spacious three bedroom semi-detached family home, ideally situated in the sought-after residential area of Wanstead.

Offering well proportioned accommodation arranged over two floors, this appealing family home provides a versatile layout, generous living space and excellent outdoor accommodation. The property is ideally suited to growing families and buyers looking for a comfortable home in a popular residential location with further scope to personalise and create a home to their own taste.

Upon entering, you are welcomed by a generous front reception room benefiting from plenty of natural light and offering an inviting space in which to relax and unwind. The room provides ample space for a variety of furniture arrangements and would make an ideal family living room.

To the rear of the property is a well appointed open-plan kitchen and dining room, creating a sociable and practical space for everyday family life and entertaining. The kitchen provides an excellent amount of worktop and cupboard storage, while the adjoining dining area offers plenty of room for a family dining table and chairs.

Further enhancing the ground floor is a bright conservatory which provides valuable additional living space and enjoys a pleasant outlook towards the rear garden. This versatile room could be used as a second sitting room, playroom, home office or dining area depending on the needs of the new owners. A ground floor shower room completes the accommodation on this level and adds further practicality for family living and visiting guests.

The rear garden is a particularly appealing feature of the property. Spacious and low maintenance, it is predominantly arranged with a combination of decking and lawn providing a versatile outdoor environment for children to play, entertaining friends and family or simply enjoying the warmer months.

Side access provides excellent practicality allowing easy access between the front and rear of the property without having to go through the house. The property also benefits from a useful garage providing valuable additional storage and potential parking.

Moving to the first floor, there are two well proportioned double bedrooms, both offering comfortable accommodation and plenty of space for bedroom furniture. The third bedroom is a generous single room which would be ideally suited as a child's bedroom, nursery, home office, dressing room or occasional guest bedroom.

Completing the first floor is a three piece family bathroom, providing the essential facilities for modern family living.

The property is situated in a popular and well established residential area known for its attractive streets, community atmosphere, excellent amenities and abundance of green open spaces.

Wanstead offers an appealing balance between village-style living and convenient access to central London. The nearby Wanstead High Street is a particular highlight, providing a varied selection of shops, cafes, restaurants, bars and everyday amenities. Independent businesses sit alongside well-known names, with everything from coffee shops and bakeries to restaurants, delicatessens, convenience stores and local services close at hand.

For those who enjoy spending time outdoors the area is exceptionally well placed for access to some of East London's most attractive green spaces. Wanstead Park and Epping Forest are nearby and provide extensive opportunities for walking, running, cycling and leisure activities. The surrounding green spaces are a major attraction for residents and help give Wanstead its distinctive combination of suburban tranquility and excellent connectivity.

For commuters, Wanstead Underground Station is approximately 0.7 miles away and is served by the Central line providing direct services towards Stratford, the City and central London. Snarresbrook Underground Station is approximately 0.8 miles away providing an additional Central line option and further flexibility for commuters travelling into London.

The property is also well positioned for a number of local schools making it an appealing choice for families. Nightingale Primary School is approximately 0.4 miles away while Wanstead High School is approximately 0.7 miles away. Snarresbrook Primary School is approximately 1.2 miles away.

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







- Three bedroom semi-detached family home
- Open-plan kitchen/dining room with ample storage and worktop space
- Ground floor shower room
- Three piece family bathroom
- Useful garage with convenient side access
- Spacious and bright front reception room
- Bright rear conservatory providing additional living space
- Two spacious double bedrooms and generous single bedroom
- Spacious, low maintenance rear garden with decking and lawn
- Excellent location for Wanstead High Street, local schools, Epping Forest and Central line stations

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Total area: approx. 109.5 sq. metres (1178.9 sq. feet)

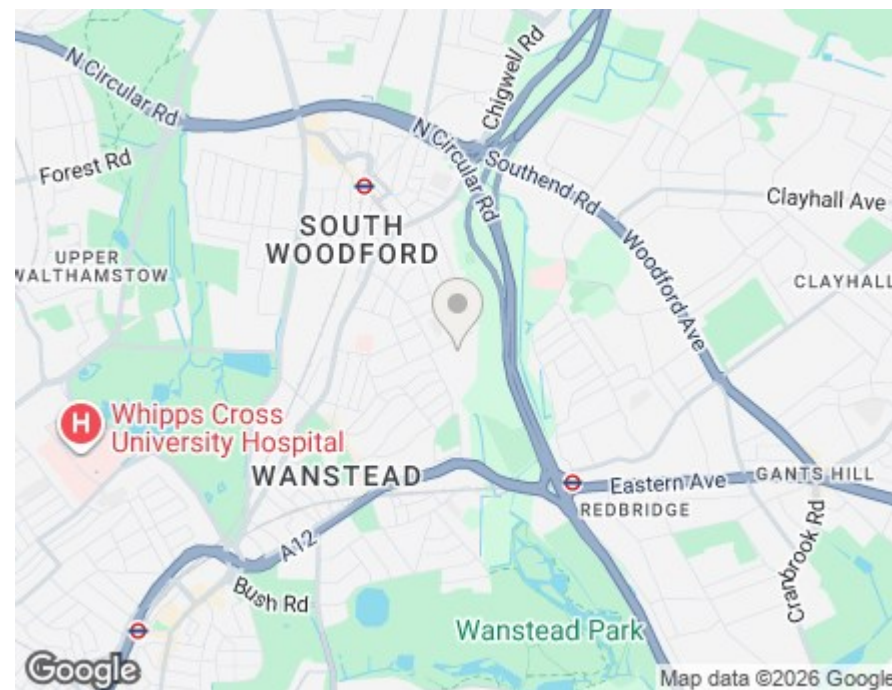
This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness 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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## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            | <b>69</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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