



CHURCHILL
estates



New Wanstead, Wanstead

Guide Price £375,000

Bedrooms: 1 | Receptions: 1 | Bathrooms: 1

Tenure: Freehold

Floor Area: 333.57 sq ft

Local Authority: Redbridge

Council Tax Band: B



- Guide Price £375,000 - £400,000
- One Bedroom Freehold Semi-Detached Home
- Sought After Location In The Heart Of New WansteadUnique
- Attractive Open Plan Lounge & Fitted Kitchen
- Ground Floor Bathroom Incorporating A Convenient Utility Area
- Excellent Sized Double Bedroom With Extensive Fitted Storage
- Secluded West Facing Front Garden Enjoying Afternoon & Evening Sunshine
- Private Off Street Parking For One Car
- Short Stroll To The Popular Wanstead High Street & Local Amenities
- Snaresbrook Central Line Station Approximately 0.4 Miles Away



Churchill Estates are pleased to offer to the market this delightful one bedroom freehold semi-detached house perfectly situated in the highly desirable New Wanstead area.

An ideal purchase for first time buyers, those looking to downsize or investors this distinctive home offers practical and comfortable living accommodation across two floors, combined with the rare advantage of freehold ownership in such a sought after location.

Upon entering the property you are welcomed into an attractive open plan kitchen and living space, thoughtfully arranged to provide a comfortable setting for everyday living and entertaining. Completing the ground floor is a bathroom which also incorporates a convenient utility area, making excellent use of the available space.

Upstairs, the property features a spacious double bedroom with generous fitted storage, offering a peaceful retreat with plenty of room for bedroom furniture.

Outside, the house benefits from its own private west facing front garden, perfectly positioned to enjoy the afternoon and evening sunshine. A further advantage is the provision of off street parking for one vehicle, a particularly valuable feature in this central location.

The property is ideally placed within easy walking distance of Wanstead High Street, renowned for its excellent variety of independent shops, popular eateries, coffee shops and local amenities. For commuters, Snaresbrook Underground Station is approximately 0.4 miles away, whilst Wanstead Underground Station is around 0.5 miles, both providing convenient Central Line connections into London.

Combining freehold ownership, private outdoor space, off street parking and a superb location this is a genuinely unusual opportunity within the Wanstead property market, particularly at this price point.

To arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







BRUCE COTTAGE

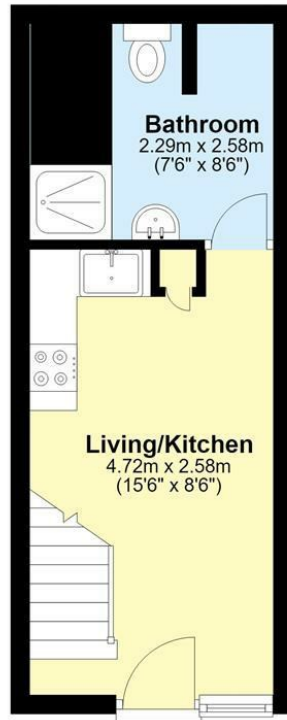
POLICE NOTICE
NO TRUCKS
PLEASE LEAVE
QUIET

13A



Ground Floor

Approx. 16.5 sq. metres (177.7 sq. feet)



First Floor

Approx. 12.2 sq. metres (131.0 sq. feet)



Total area: approx. 28.7 sq. metres (308.7 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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Plan produced using PlanUp.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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