



22

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# Colvin Gardens, Wanstead

£860,000

Tenure : Freehold

Floor Area : 1101.00 sq ft

Local Authority : Redbridge

Council Tax Band : E

Bedrooms : 3

Receptions : 2

Bathrooms : 1



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



Churchill Estates are delighted to present this charming and beautifully maintained three bedroom semi-detached 1930s family home. Ideally situated within the highly sought after and family friendly Nightingale Estate.

From the moment you step inside the property offers a warm and inviting feel. To the front, a bright and spacious lounge is enhanced by a striking bay window flooding the room with natural light and creating an inviting living space, further complemented by an attractive feature fireplace.

To the rear, a second reception room provides the perfect setting for both everyday family living and entertaining. This leads seamlessly into a well appointed kitchen complete with integrated appliances, ample storage and generous worktop space. French doors open onto a secluded south-west facing rear garden allowing light to pour in while offering a wonderful connection between indoor and outdoor living. The ground floor also benefits from a convenient downstairs W/C and a practical utility room.

Upstairs the property offers three well proportioned bedrooms including two spacious doubles and a generous single, in keeping with the desirable proportions of a 1930s home. The main bedroom features fitted wardrobes and a charming bay window while the second double enjoys pleasant views over the garden. The third bedroom offers excellent versatility ideal as a guest room, nursery or home office. A stylish and contemporary three piece family bathroom completes the first floor.

Further benefits include off street parking, side access, double glazing and gas central heating throughout. The property also offers excellent potential to extend to the rear and into the loft (subject to planning permission) allowing scope to further enhance an already superb family home.

Ideally located, Wanstead High Street is just 0.6 miles away offering a vibrant mix of independent boutiques, cafes, restaurants and a strong sense of community. The property is also well connected with both Wanstead and Snaresbrook Central Line stations providing easy access into Central London. A number of bus routes serve the area and the home falls within the catchment of the highly regarded Nightingale Primary School (0.2 miles).

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

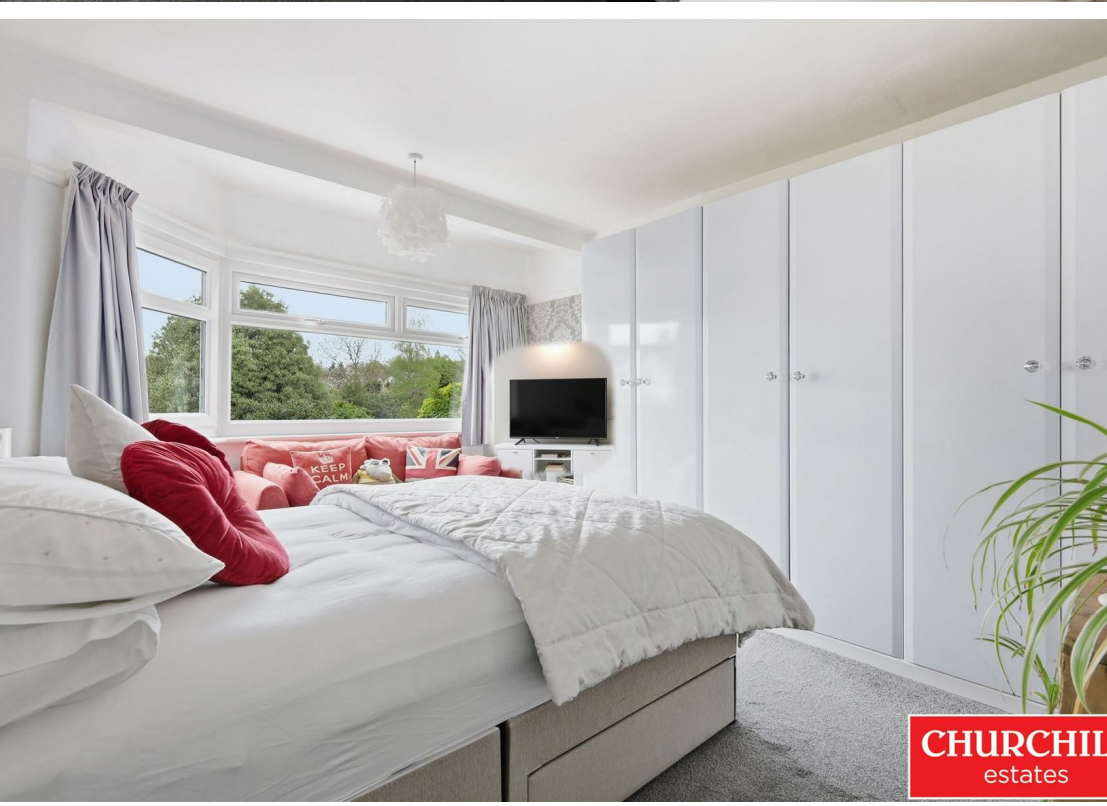




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- Three bedroom semi detached 1930s family home
- Well appointed kitchen complete with integrated appliances
- Downstairs W/C & practical utility room for added convenience
- Driveway & side access
- Gas central heating & double glazing throughout
- Ideally situated within the highly sought after and family friendly Nightingale Estate
- Contemporary three piece family bathroom
- South West facing private rear garden with patio area
- Potential to extend (STPP)
- Close proximity to Wanstead High Street & Snaresbrook Central Line station (0.6 miles)

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### Ground Floor

Approx. 48.7 sq. metres (524.0 sq. feet)  
(excluding Entrance Hall)



### First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 91.6 sq. metres (986.2 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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