



CHURCHILL
estates

Belgrave Road, Wanstead

Offers In The Region Of
£975,000

Tenure : Freehold

Floor Area : 1163.00 sq ft

Local Authority : Redbridge

Council Tax Band : E

Bedrooms : 3

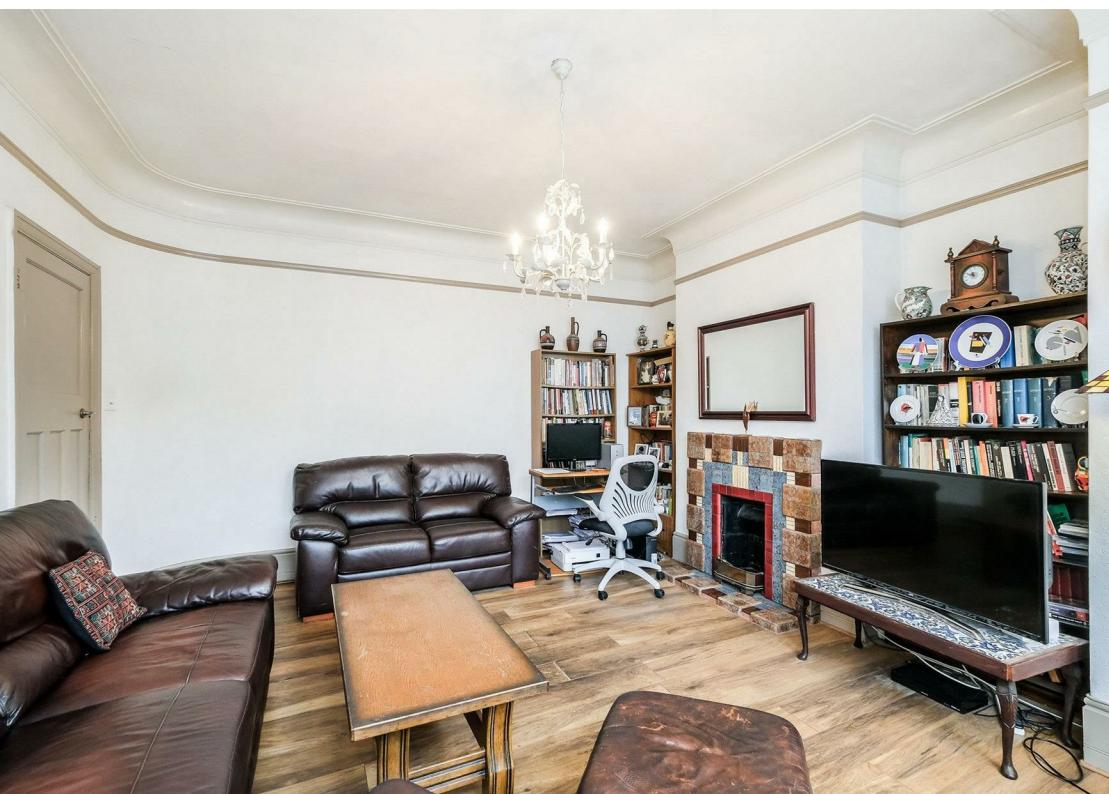
Receptions : 2

Bathrooms : 1

Energy Efficiency Rating

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





Churchill Estates are pleased to bring to the market this attractive three bedroom terraced family home situated within the highly sought after Lakehouse Estate.

This property provides you with an abundance of well proportioned accommodation along with great scope to extend subject to the usual planning consent. The front reception is a wonderful size and features a large bay window to front and feature fireplace, fully fitted kitchen with ample base and wall units and a further reception room with another feature fireplace. To the rear you find a conservatory which leads into an extensive mature garden that measures approx 70 ft in length with a patio area for entertaining and an external WC.

The first floor of this home comprises two spacious double bedrooms with the main featuring a bay window and both having built in wardrobes, generous single bedroom, separate W/C, three-piece bathroom and a useful storage cupboard on the landing.

Further benefiting from a sizeable cellar ideal for additional storage, sash windows, rear access should it be required, high ceilings and gas central heating. Ideally located within close proximity to the highly regarded Ofsted "Outstanding" Aldersbrook Primary School and a short walk from both Wanstead flats and the idyllic greenery of Wanstead Park, offering peaceful and stunning woodland along with tranquil lakes.

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

Council Tax band E

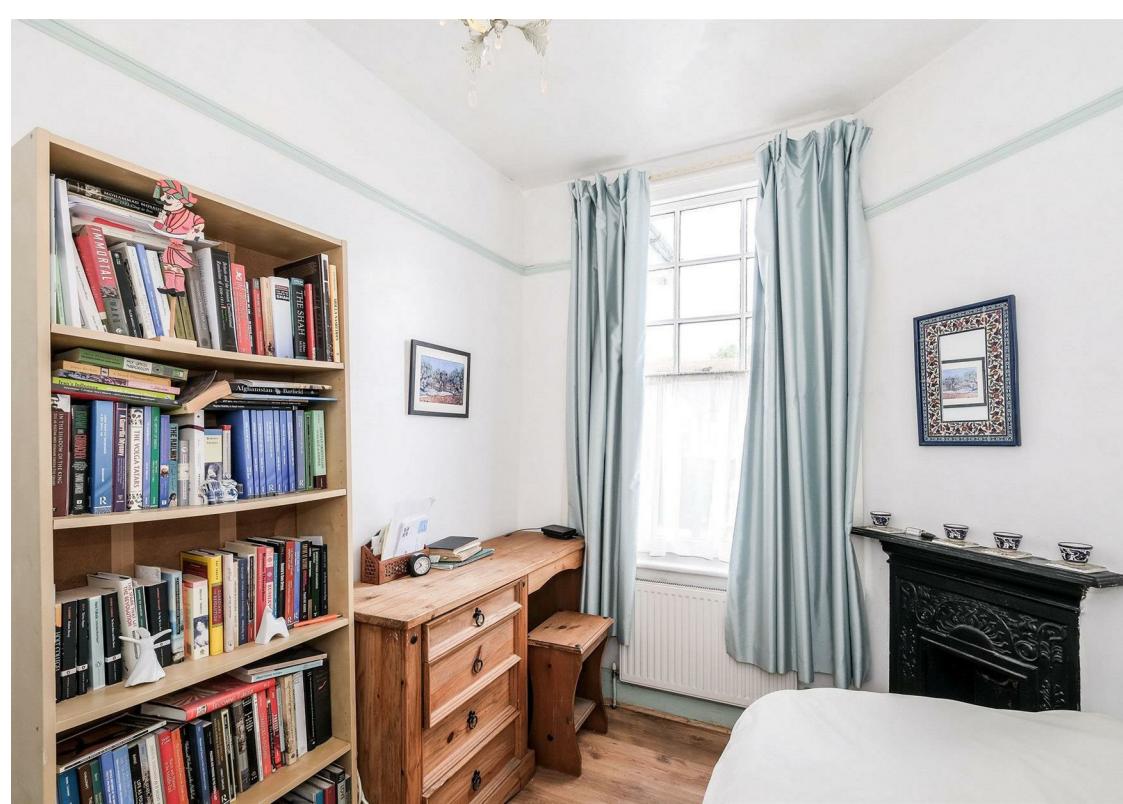
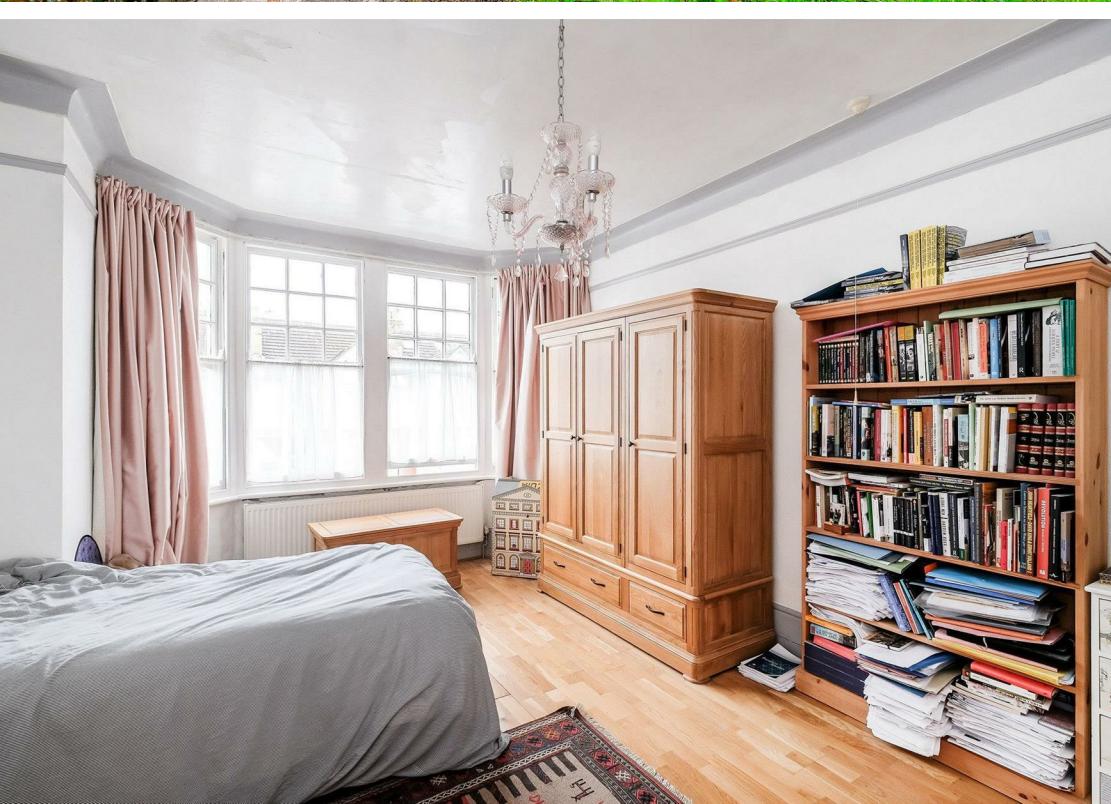






- Three bedrooms
- Terraced family home
- Conservatory & external WC
- Sizeable cellar ideal for additional storage
- Within close proximity to the highly regarded Aldersbrook Primary School
- Two receptions
- Mature garden approx 70ft in length
- Sash windows
- Great potential to extend STPP
- Short walk from both Wanstead Flats & Wanstead Park

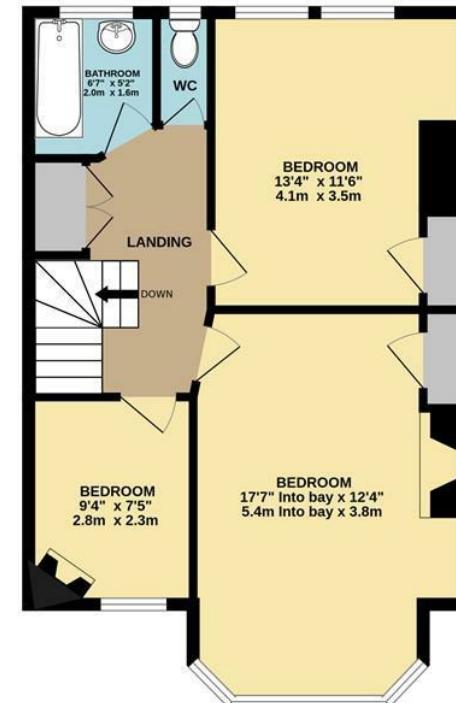
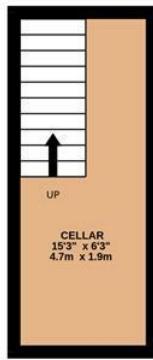




BASEMENT

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1163sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 have not been tested and no guarantee as to their operability or efficiency can be given.

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Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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