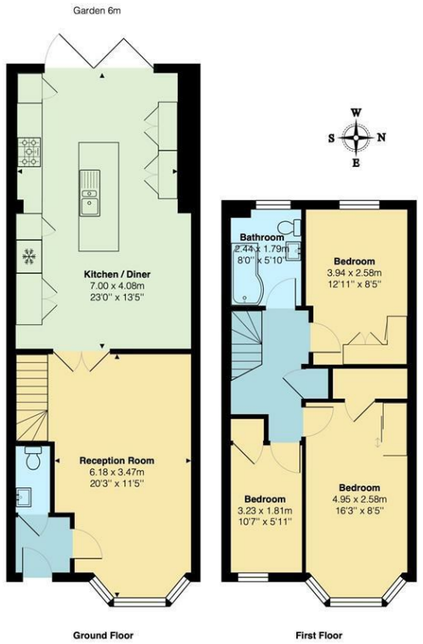


Total Area: 98.9 m² ... 1064 ft²
All measurements are approximate and for display purposes only.

Reception Room
20'3" x 11'4"

Kitchen / Diner
22'11" x 13'4"

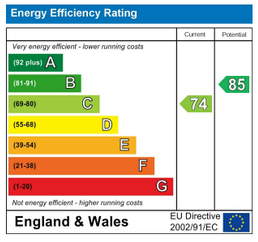
Bedroom
16'2" x 8'5"

Bedroom
12'11" x 8'5"

Bedroom
10'7" x 5'11"

Bathroom
8'0" x 5'10"





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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ELMCROFT AVENUE, WANSTEAD

Offers In Excess Of £750,000 Freehold

3 Bed House

Features:

- Three Bedroom House
- Semi Detached
- Well Presented Throughout
- Extended Kitchen Diner
- First Floor Bathroom Plus Ground Floor WC
- Driveway
- Side Access
- Short Walk To Wanstead High Street
- Close To Snaresbrook And Wanstead Central Line Stations
- Chain Free

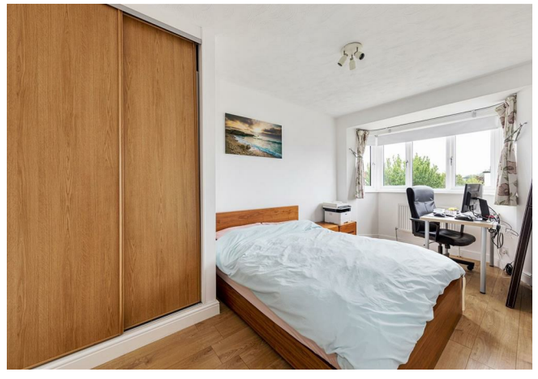
A well presented three bedroom semi-detached home in Wanstead, with a driveway, side access and a generous extended kitchen/diner opening onto the rear garden. Wanstead High Street is a short walk away, putting independent cafés, restaurants and everyday essentials within easy reach, while both Snaresbrook and Wanstead Central line stations are nearby.

REQUEST A VIEWING
0203 397 2222

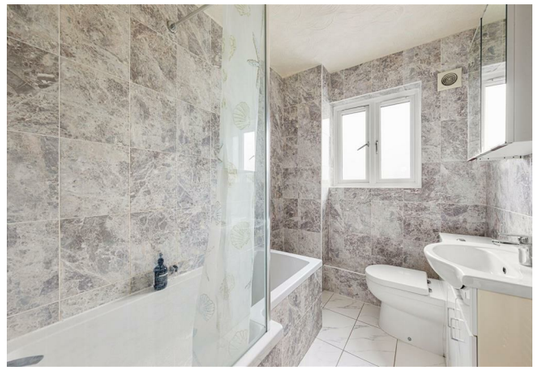














IF YOU LIVED HERE...

The ground floor begins with a bright reception room at the front, where a bay window brings in plenty of natural light and pale flooring keeps the space feeling fresh. From here, the layout flows through to the extended kitchen/diner at the rear, a particularly generous room with ample space for cooking, dining and spending time together. Shaker-style cabinetry, a large central island and a range cooker give the kitchen a classic, practical finish, while roof glazing and wide doors draw in plenty of daylight and connect the room directly with the garden. A ground floor WC sits just off the entrance hall.

Upstairs are three bedrooms and the family bathroom. The two larger bedrooms both offer comfortable proportions, while the third makes a useful child's room, nursery or home office. The bathroom is finished with stone-effect tiling and includes a bath with shower above. Throughout, the interiors are bright, neutral and well kept, making this a home that feels easy to settle into.

Outside, the rear garden extends to approximately six metres and is mainly paved, with space for outdoor seating and a timber shed. Side access runs alongside the house, while the driveway at the front provides useful off street parking. The property is also offered chain free.

WHAT ELSE?...

-Wanstead High Street is close by for favourites including Provender, Bare Brew and La Bakerie, along with a good mix of independent shops and everyday amenities.
-Christchurch Green, Wanstead Park and the wider reaches of Epping Forest provide plenty of green space nearby.
-Snaresbrook and Wanstead stations both offer Central line connections, making journeys towards Stratford, the City and central London straightforward.



A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep.
I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around.
I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest.
There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 ASSISTANT BRANCH MANAGER

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