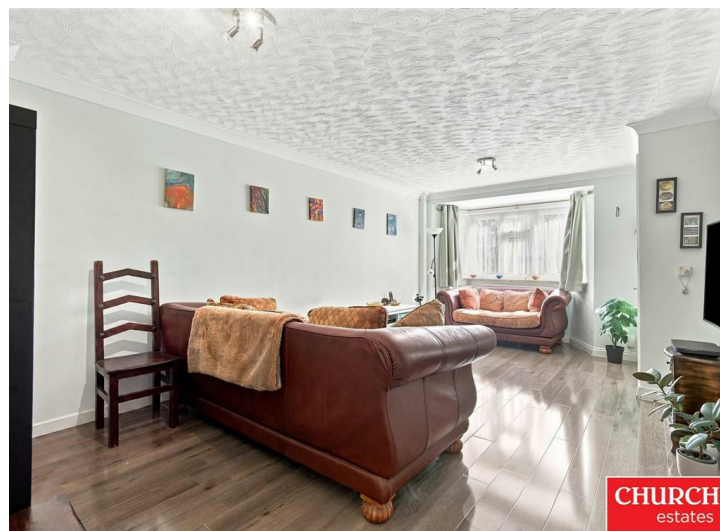




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Merino Close, Wanstead E11 2EJ

£750,000

Tenure : Freehold

Floor Area : 888.10 sq ft

Local Authority : Redbridge

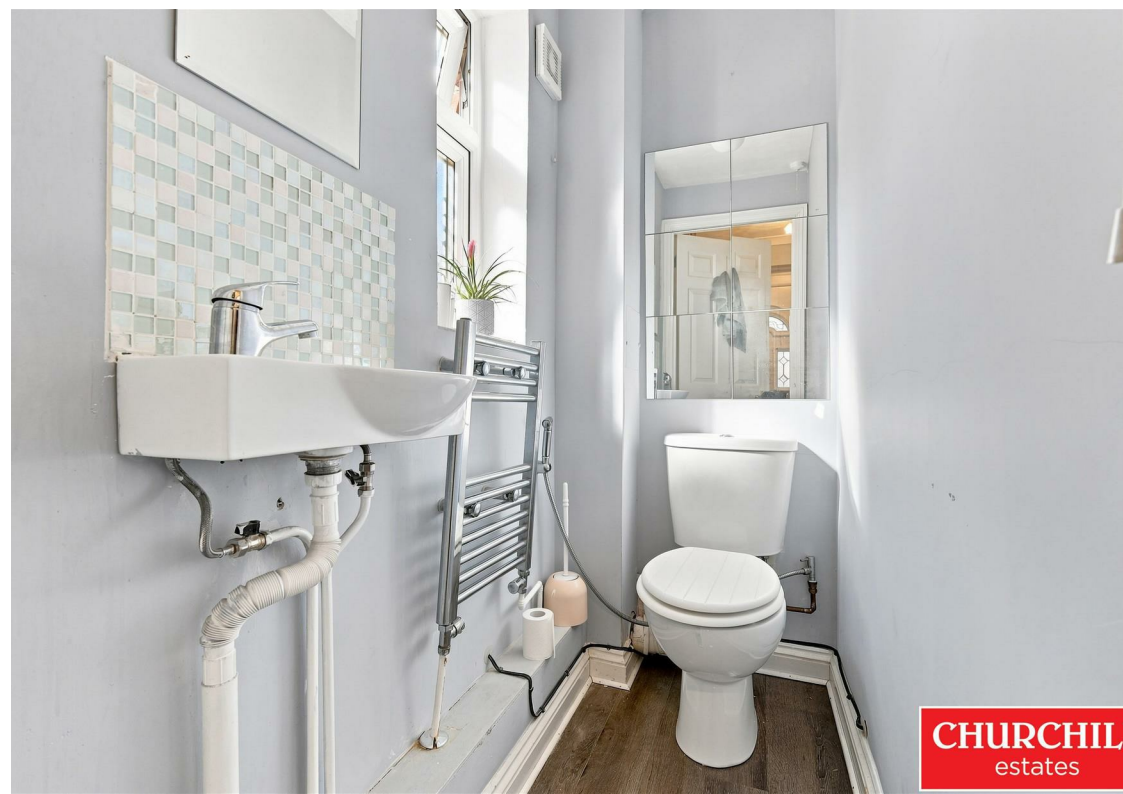
Council Tax Band : E

Bedrooms : 3

Receptions : 1

Bathrooms : 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Churchill Estates are pleased to introduce this attractive three bedroom semi-detached house situated in a peaceful cul-de-sac on the popular Nightingale Estate. Offering well presented accommodation, generous outdoor space and excellent potential for future improvement, the property makes an ideal family home.

A large private driveway provides ample parking for several cars, leading to the enclosed entrance and welcoming hallway. A downstairs cloakroom is conveniently positioned off the entrance hall.

Inside, the ground floor features a bright and generously proportioned lounge and dining area. The front of the room benefits from a bay window, while patio doors at the rear open directly onto the garden creating a pleasant connection between the living space and outside area. The modern fitted kitchen provides a practical and contemporary setting for day-to-day family life.

Upstairs, the landing leads to three bedrooms and the family bathroom. Two of the bedrooms are comfortable doubles, with the main bedroom offering fitted wardrobes, a front facing bay window and its own contemporary shower room. The remaining bedroom provides useful additional accommodation, while the three piece family bathroom is finished to a modern standard.

The rear garden is mainly lawned and offers plenty of room for children, entertaining or simply enjoying the outdoors. Convenient side access links the garden with the front of the property while the substantial driveway adds further practicality.

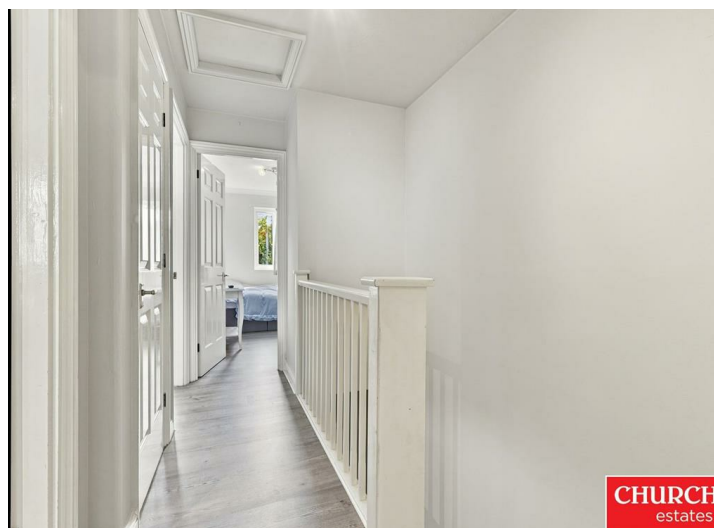
The current owners have modernised and carefully looked after the house leaving it in very good condition and ready for immediate occupation. There is also scope to increase the accommodation further with the possibility of a rear extension and loft conversion, subject to obtaining the appropriate planning consent and complying with building regulations.

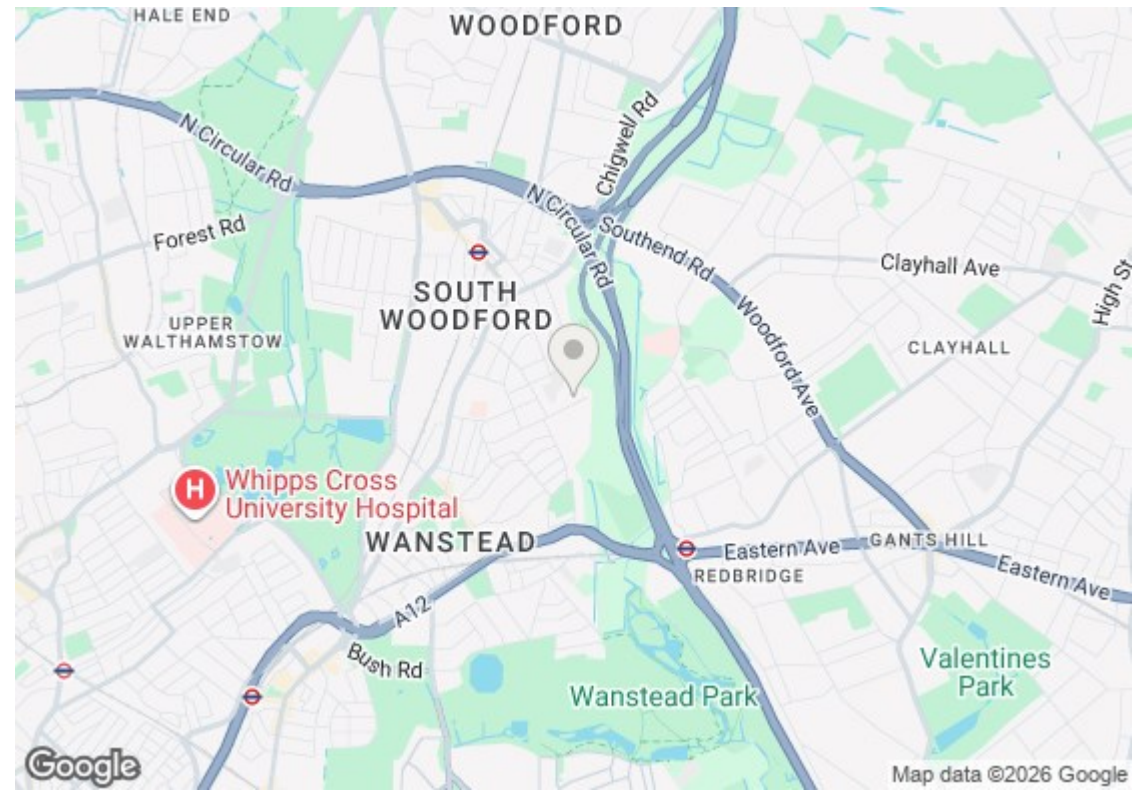
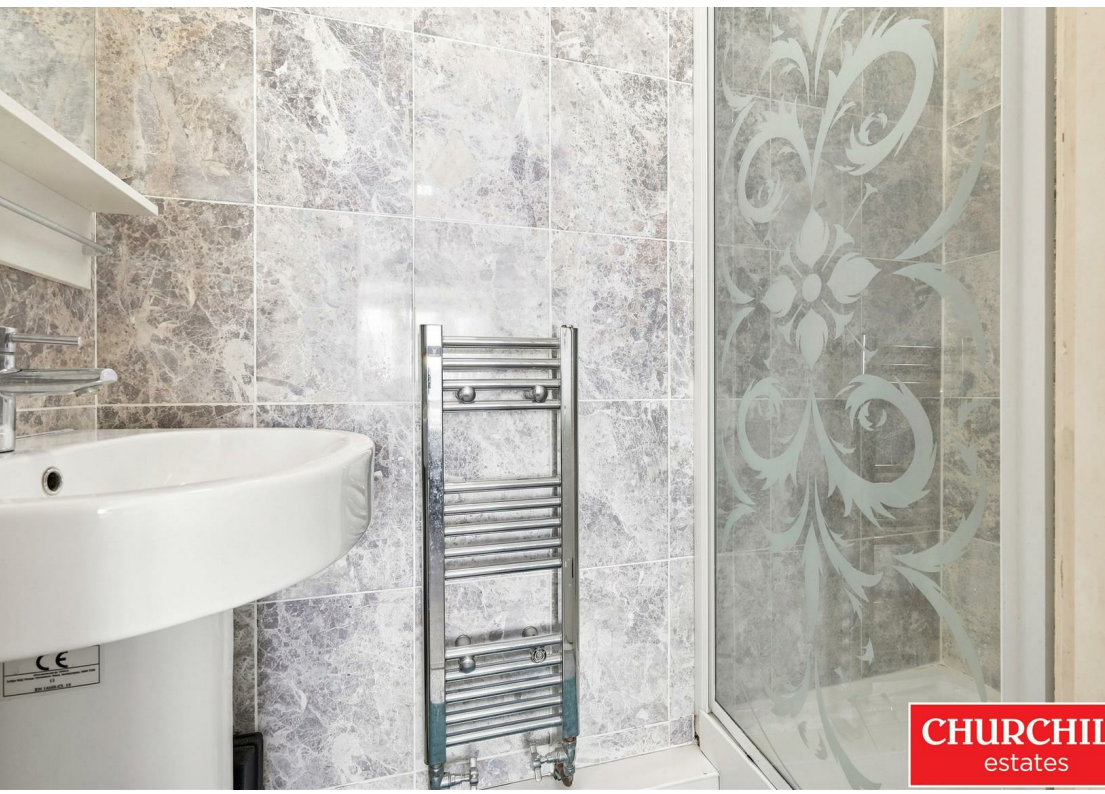
Additional features include double glazed windows, gas central heating, side access and a particularly large private driveway.

The location is another notable advantage, with Wanstead High Street close by and offering a wide variety of independent shops, cafes, restaurants and everyday amenities. Wanstead and Snaresbrook Central Line stations also provide convenient transport links into London and beyond.

For families, the property is within the catchment area of Nightingale Primary School, which is Ofsted rated 'Outstanding'. Combined with its quiet setting and proximity to the amenities of Wanstead, the property offers a well balanced combination of convenience, space and future potential.

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







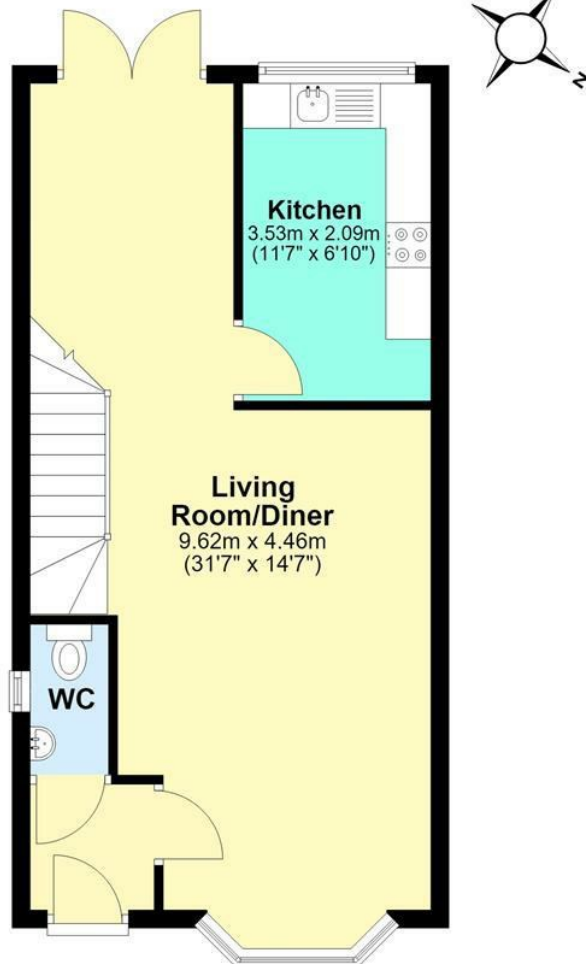
- Attractive three bedroom semi-detached house
- Generous private driveway with ample parking for several vehicles
- Modern fitted kitchen complete with integrated appliances
- Immaculately maintained throughout and ready for immediate occupation
- Scope for additional accommodation through a rear extension and loft conversion, subject to the necessary consents
- Tucked away within a quiet cul-de-sac on the popular Nightingale Estate
- Bright open plan style lounge and dining area featuring a bay window and direct access to the rear garden
- Principal bedroom with fitted storage and en-suite shower room, plus a contemporary family bathroom
- Good sized rear garden, mainly lawned, with convenient side access
- Located within the catchment area for Ofsted rated 'Outstanding' Nightingale Primary School

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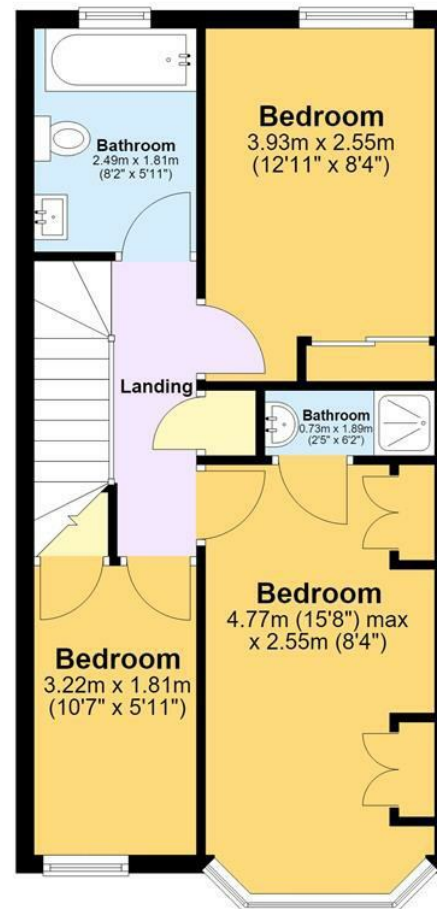
Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 82.5 sq. metres (888.3 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.

Merino Close

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