



CHURCHILL
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FOR SALE
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FOR RENT
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CHURCHILL
estates

Elmcroft Avenue, Wanstead

**Offers In Excess Of
£700,000**

Bedrooms: 3 | Receptions: 1 | Bathrooms: 2

Tenure: Freehold

Floor Area: 827.00 sq ft

Local Authority: Redbridge

Council Tax Band: E

- Guide Price £725,000 - £750,000
- Chain Free Three Bedroom Semi-Detached Family Home
- Located on the Highly Sought-After Nightingale Estate
- Spacious Through Lounge/Dining Room with Bay Window & Garden Access
- Principal Bedroom with Fitted Wardrobes & En-Suite Shower Room
- Private Low-Maintenance Rear Garden with No Direct Rear Overlooking Properties
- Private Driveway Providing Off-Street Parking for One to Two Vehicles
- Excellent Potential to Extend & Convert the Loft (STPP)
- Within Catchment of the Ofsted 'Outstanding' Nightingale Primary School
- Walking Distance to Wanstead High Street, Wanstead & Snaresbrook Central Line Stations





Churchill Estates are delighted to present this well maintained chain free, three bedroom semi detached family home, enviably positioned on the highly sought-after Nightingale Estate.

The property is approached via an enclosed entrance porch, leading into a welcoming entrance hall with a convenient WC. The ground floor offers bright and spacious living accommodation, comprising a generous through lounge/dining room featuring a bay window to the front and patio doors opening onto the private rear garden. The living room also benefits from a useful under-stairs storage cupboard, whilst a fitted kitchen completes the accommodation on this level.

To the first floor a spacious landing provides access to two well proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes, a bay window and an en-suite shower room. There is also a generous third bedroom and a three piece family bathroom.

Your private rear garden is very low maintenance and benefits with no property direct overlooking you, providing a peaceful setting. To the front a private driveway offers off street parking for one to two vehicles.

Having been lovingly maintained over the years the property is ready to move straight into whilst offering excellent scope for a purchaser to modernise and personalise to their own tastes. There is also significant potential to extend to the rear and convert the loft space, subject to the necessary planning consents and building regulations.

Further benefits include side access, double glazing, gas central heating and a highly convenient location within walking distance of Wanstead High Street with its excellent selection of shops, cafes and restaurants. Together with easy access to both Wanstead & Snaresbrook Central Line Stations.

Ideally suited to families the property falls within the catchment area of the Ofsted-rated 'Outstanding' Nightingale Primary School and enjoys all the benefits of living within one of Wanstead's most sought-after residential neighbourhoods.

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



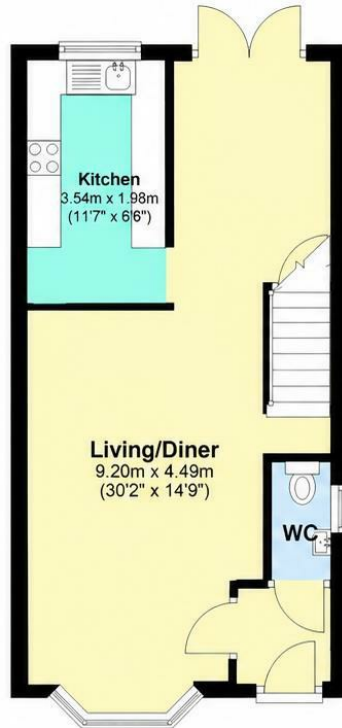






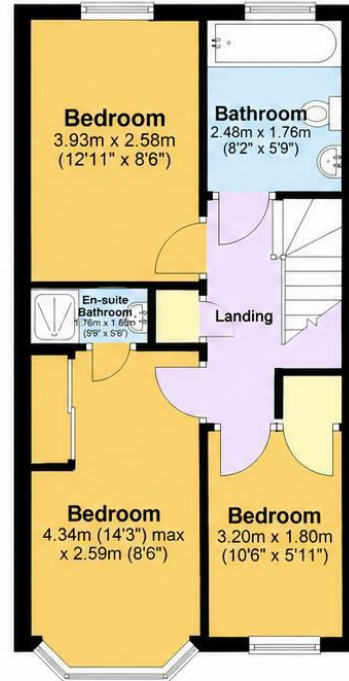
Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)
(excluding Garden)



First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)
(excluding Landing)



Total area: approx. 76.9 sq. metres (827.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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To view call **020 8989 0011**

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