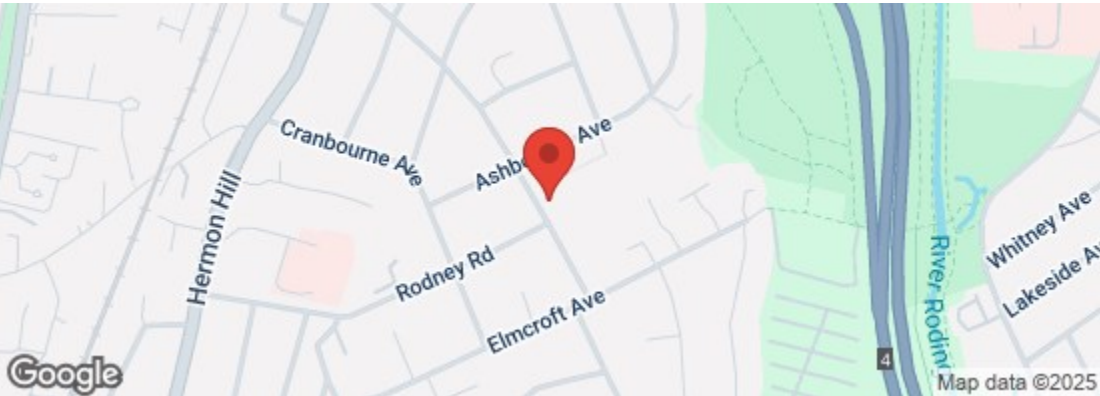




TOTAL FLOOR AREA : 1365sq.ft. (126.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix ©2025

Council: Redbridge | Council Tax Band: E | Floor Area: 1365.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>62</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates

**CHURCHILL**  
estates

Colvin Gardens, Wanstead, E11 2DD  
£1,100,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**





**\*\* Available to view from Saturday 7th June by appointment \*\***

Churchill Estates are proud to offer for sale this stunning 1930's end of terrace home which has been skillfully extended and tastefully renovated by the current vendors, whilst being ideally located within the sought after Nightingale Estate.

This immaculately presented property features a perfect blend of homeliness and well-proportioned accommodation throughout, is within catchment of the highly regarded Nightingale Primary School and in our opinion is an ideal family home that ticks every box.

Upon entering, you're greeted by a welcoming hallway via a beautiful stained glass front door, with Amtico flooring that sets the tone for the rest of the property and incorporates a ground floor WC with built in storage. The living room features a cosy wood burner and is bathed in natural light with a bright bay window that is completed with sleek plantation shutters.

The beautifully extended kitchen/diner/living room forms the heart of the home, designed with both functionality and style in mind. The space is flooded with natural light thanks to the bi folding doors and large skylight overhead. The kitchen area is thoughtfully laid out, featuring a generous array of wall and base units, butler sink, plenty of work top space, tiled splash backs and a central island with breakfast bar that serves as both a prep area and a casual dining spot. Flowing seamlessly into the dining area, where there is custom built-in cabinetry and ample room for a full-size table, perfect for hosting family meals or entertaining guests.

Upstairs, the first floor comprises two generous double bedrooms with both featuring built in wardrobes, third single bedroom which is a great option for a home office and a contemporary newly refurbished three-piece bathroom with wall hung toilet and vanity. The carefully extended loft conversion is where the spacious fourth/main bedroom awaits, featuring two bright and airy Velux windows, bespoke fitted wardrobes, air conditioning, Juliette balcony with unobstructed far-reaching views and a stylish en-suite shower room.

To the rear of the property you will find the picturesque and extensive rear garden that measures approximately 120ft in length. Boasting two substantial patio areas that are perfect for outdoor dining and entertaining, beautiful shrub borders planted with a mix of flowering and evergreen varieties, detached garage with both power and lighting, two freestanding sheds providing additional storage, numerous external power points and a multipurpose garden room/outbuilding, which features double glazed doors and windows, power supply, lighting and offers a peaceful retreat that overlooks the impressive and wonderfully tended garden.

You also have the added benefit of a useful side access and off-street parking to the front of the property via the neatly block paved driveway.