
CHURCHILL
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Elmcroft Avenue, Wanstead

£875,000

Bedrooms: 5 | **Receptions:** 2 | **Bathrooms:** 3

Tenure: Freehold

Floor Area: 1577.00 sq ft

Local Authority: Redbridge

Council Tax Band: E

- Immaculate Five-Bedroom Semi-Detached Family Home
- Beautifully Presented And Ready To Move Into
- Offered With No Onward Chain
- Spacious Rear Extension And Loft Conversion
- Stylish Kitchen With Integrated Appliances And Central Island
- Skylight And Bi-Fold Doors To The Garden
- Three Bath/Shower Rooms Including An En-Suite
- Generous Family Accommodation Arranged Over Three Floors
- Private Rear Garden And Off-Street Parking
- Convenient For Wanstead High Street, Schools And Central Line Stations


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Churchill Estates are delighted to offer for sale this immaculate five-bedroom semi-detached family home, beautifully presented throughout and offered with no onward chain.

Thoughtfully extended to the rear and into the loft, this impressive home combines stylish interiors with versatile accommodation across three floors creating a superb setting for family life.

The exceptional condition is immediately apparent with carefully considered finishes and beautifully maintained rooms allowing the next owners to move straight in and enjoy their surroundings. Attractive herringbone flooring brings warmth and continuity to much of the home, complemented by fitted storage and a layout that balances sociable living spaces with comfortable bedrooms.

At the front of the property the welcoming reception room offers an inviting space to unwind. A bay window draws natural light into the room, while built-in window seating makes a charming feature of the bay, providing a lovely spot to sit and read or relax.

The extended kitchen diner forms the heart of the home. With space for everyday family meals and entertaining, this beautifully arranged room centres around a fitted kitchen with integrated appliances and a centre island providing additional preparation space and a natural gathering point. A skylight introduces further daylight highlighting the herringbone flooring while bi-fold doors open onto the private rear garden, connecting the indoor and outdoor spaces during the warmer months. A ground-floor WC and plentiful built-in storage add practicality to this thoughtfully designed home.

The first floor comprises two double bedrooms and a generous single bedroom. Positioned at the front the main bedroom is a particularly appealing retreat featuring a bay window, fitted wardrobes and its own en-suite shower room. Soft carpeting adds comfort to both double bedrooms while the third bedroom continues the herringbone finish found elsewhere in the house. This room also offers flexibility as a nursery, guest bedroom or home office depending on the needs of the household. A three piece family bathroom completes the first-floor accommodation.

The carefully configured loft conversion provides two further double bedrooms, both with built-in wardrobes and herringbone flooring. The larger room at the front benefits from Velux windows and useful eaves storage, making excellent use of the space. A shower room serves this floor creating a convenient arrangement for older children, visiting family or guests.

Outside the private rear garden offers an attractive extension of the living accommodation. A paved area immediately beside the house provides space for outdoor dining and summer entertaining with a lawn beyond offering room for children to play or simply to enjoy the outdoors. Side access and a storage shed are welcome practical additions while the private driveway at the front provides off-street parking for one car. Double glazing and gas central heating feature throughout the property.

The location places the home within easy reach of all Wanstead Highstreet has to offer, whilst Wanstead and Snaresbrook Underground stations are both in close proximity (0.8 miles) offering Central line connections. Nearby primary schools include Nightingale Primary School, Wanstead Church School and Snaresbrook Primary School.

Combining five bedrooms, generous living accommodation and a beautiful finish throughout, this is a wonderful opportunity to purchase a family home you can move straight into with the added advantage of no onward chain.

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








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TOTAL FLOOR AREA : 1577sq.ft. (146.5 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	76	
(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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