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# Lorne Gardens, Wanstead

Offers In Excess Of  
£875,000

Tenure : Freehold

Floor Area : 1428.00 sq ft

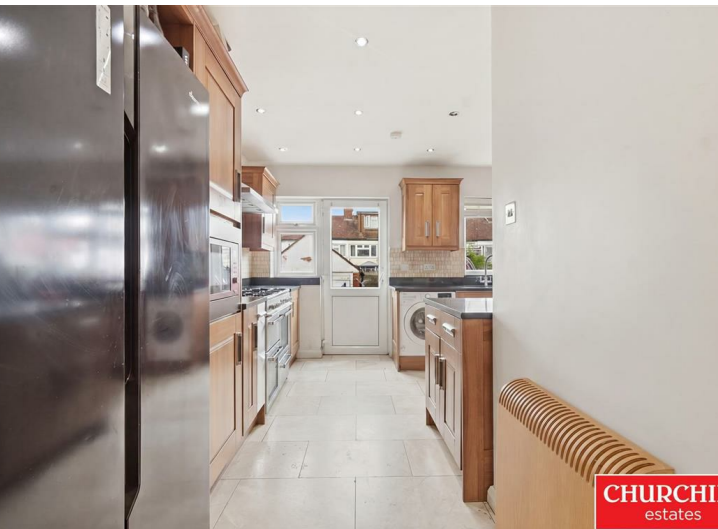
Local Authority : Redbridge

Council Tax Band : F

Bedrooms : 4

Receptions : 2

Bathrooms : 2



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Churchill Estates are delighted to bring to the market this beautifully presented four bedroom semi-detached family home, offered for sale with no onward chain.

Situated on a quiet residential road within the highly sought after Nightingale Estate, this attractive 1930s home has been thoughtfully extended to both the rear and loft creating spacious and versatile accommodation arranged across three floors.

Upon entering via the enclosed porch you are welcomed by a generous entrance hall leading to a bright and spacious front reception room, featuring an attractive bay window and charming feature fireplace creating a warm and inviting focal point. Interconnecting doors provide access to a second reception room creating a flexible living and dining space. To the rear you will find an impressive kitchen extension fitted with integrated appliances, ample wall and base units, generous worktop space and direct access out to the east facing private garden.

The first floor comprises two spacious double bedrooms both benefitting from attractive bay windows and fitted wardrobes, a well proportioned single bedroom and a modern fully tiled three-piece family bathroom. The loft conversion has been thoughtfully designed to create a spacious double bedroom with built-in storage and a stylish fully tiled en-suite shower room.

Externally the property enjoys a low maintenance east-facing rear garden which benefits from side access and a detached garage. Additional features include gas central heating and double glazing throughout.

Conveniently located within easy reach of Wanstead Central Line Station (approximately 0.7 miles), the property provides excellent transport links into Central London. Wanstead High Street is also nearby offering a superb selection of independent cafes, restaurants, bars and everyday amenities. While the surrounding green spaces add further appeal to this desirable family location. The property is ideally positioned just 0.3 miles from the Ofsted-rated "Outstanding" Nightingale Primary School, making it an excellent choice for families.

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



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- Beautifully presented four bedroom semi detached 1930s family home
- Located on a quiet residential street within the highly sought after Nightingale Estate
- Bright front reception room featuring an attractive bay window & character fireplace
- Two generous first floor double bedrooms and spacious single room
- East facing private rear garden with side access & detached garage
- Offered for sale with the added benefit of no onward chain
- Extended to the rear & loft providing spacious accommodation across three floors
- Impressive rear kitchen extension with integrated appliances & direct garden access
- Loft extended with a double bedroom, built-in storage & stylish en-suite shower room
- Council Tax Band: F

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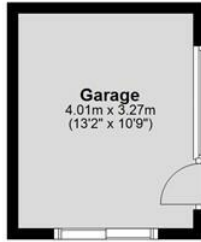


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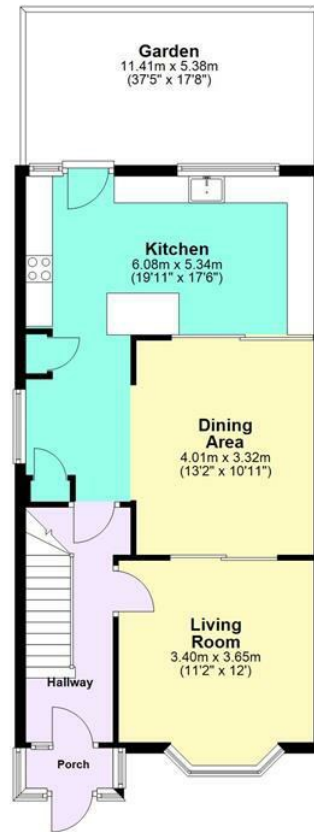


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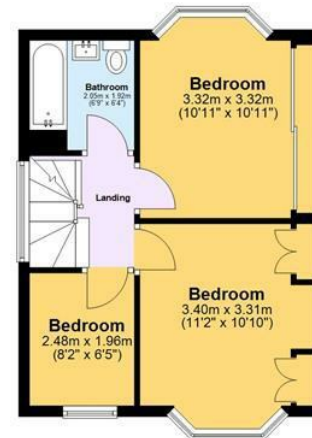
**Outbuilding**  
Approx. 13.1 sq. metres (141.5 sq. feet)



**Ground Floor**  
Approx. 57.1 sq. metres (614.3 sq. feet)  
(excluding Garden)



**First Floor**  
Approx. 37.1 sq. metres (399.8 sq. feet)



**Second Floor**  
Approx. 25.4 sq. metres (273.2 sq. feet)



Total area: approx. 132.7 sq. metres (1428.8 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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Lorna Gardens



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To view call **020 8989 0011**