





Victory Road, Wanstead

£550,000

Tenure : Freehold

Floor Area : 602.00 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(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 proud to present this well proportioned two bedroom home, situated in a popular residential location in Wanstead offering bright and spacious accommodation throughout.

Upon entering the property you are welcomed into a bright and generously sized reception room providing a comfortable and versatile space for both relaxing and entertaining. A useful nook within the reception area is currently arranged as a home office, offering an ideal workspace.

The property also benefits from a spacious kitchen fitted with ample base and wall units providing plenty of storage and preparation space. The kitchen is generously sized and comfortably accommodates a dining table creating an excellent space for everyday dining without taking up additional space within the reception room.

To the rear, the property enjoys a good sized garden with a patio area, creating an ideal setting for outdoor dining, entertaining or simply enjoying the garden during the warmer months.

To the first floor, there are two well proportioned bedrooms, including a spacious main double bedroom positioned to the front of the property and a generous second bedroom, currently accommodating a double bed. The accommodation is complemented by a three piece family bathroom.

The property also offers excellent potential for future extension, subject to the necessary planning permissions. This presents an exciting opportunity for purchasers seeking a home with long term potential.

Victory Road is situated within the sought after Wanstead area. The neighbourhood is popular with families and professionals alike, benefiting from a pleasant residential setting while remaining close to the amenities of Wanstead and the surrounding areas. Wanstead High Street (0.6 miles) offers a variety of shops, cafes, restaurants and everyday conveniences, while the area also provides access to several green spaces and recreational facilities.

For commuters the property is ideally positioned within easy walking distance of Snaresbrook Underground Station, approximately an eight minute walk (0.4 miles) providing convenient access to the Central line and connections towards the City and central London. South Woodford Underground Station is also approximately 0.5 miles away, with Wanstead Underground Station around 0.6 miles away offering further convenient transport options.

The property is also well positioned for local schooling. Nearby primary schools include Snaresbrook Primary School approximately 0.2 miles away, Nightingale Primary School around 0.3 miles away and Wanstead Church School approximately 0.4 miles away. For secondary education Wanstead High School is around 0.7 miles from the property.

Further benefits include double glazing, gas central heating and an allocated parking space conveniently positioned directly outside the front of the property.

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







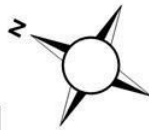
- Offered on a chain free basis
- Situated in the sought-after residential area of Wanstead
- Bright and generously sized reception room ideal for relaxing and entertaining
- Spacious fitted kitchen with ample base and wall units
- Two well proportioned bedrooms located on the top floor
- Stylish three piece family bathroom
- Good sized rear garden with patio area perfect for outdoor dining and entertaining
- Allocated parking space
- Excellent transport links with Snaresbrook, South Woodford and Wanstead Underground Stations all within easy reach
- Close to local schools and Wanstead High Street offering a range of shops, cafes, restaurants and everyday amenities

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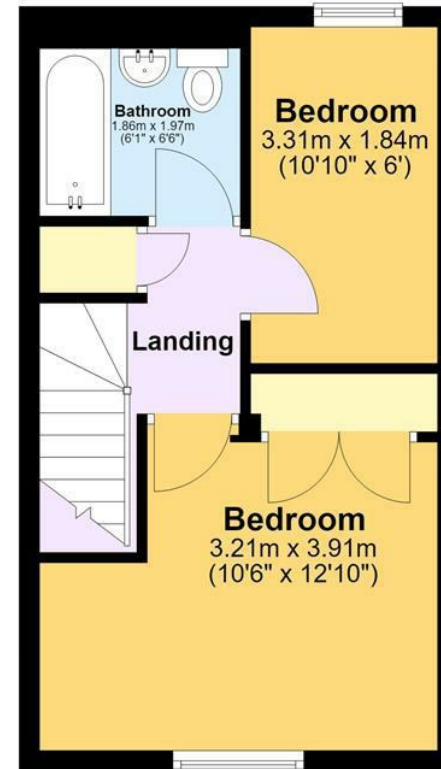
Ground Floor

Approx. 27.8 sq. metres (299.2 sq. feet)
(excluding Garden)



First Floor

Approx. 27.8 sq. metres (299.3 sq. feet)



Total area: approx. 55.6 sq. metres (598.6 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.

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