

TOTAL FLOOR AREA: 850sq.ft (79.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the described contained space, measurement of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the approximate position. The correct, square and approximate measurement should be used for all legal purposes as to their accuracy or efficiency can be given.  
 Made with SmartDraw

Council: Redbridge | Council Tax Band: C | Floor Area: 850.00 sq ft



**CHURCHILL**  
estates

New Wanstead, Wanstead, E11 2SU  
 Guide Price £580,000 Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

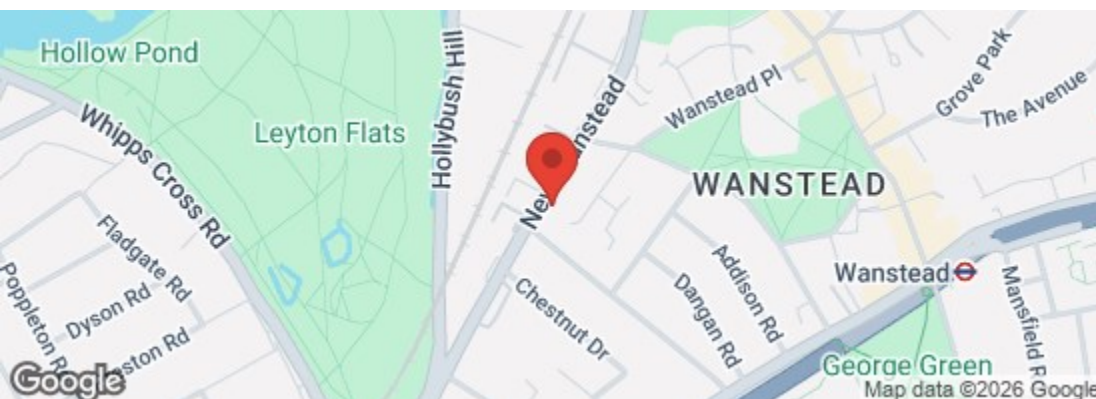


Request a Viewing: **020 8989 0011**

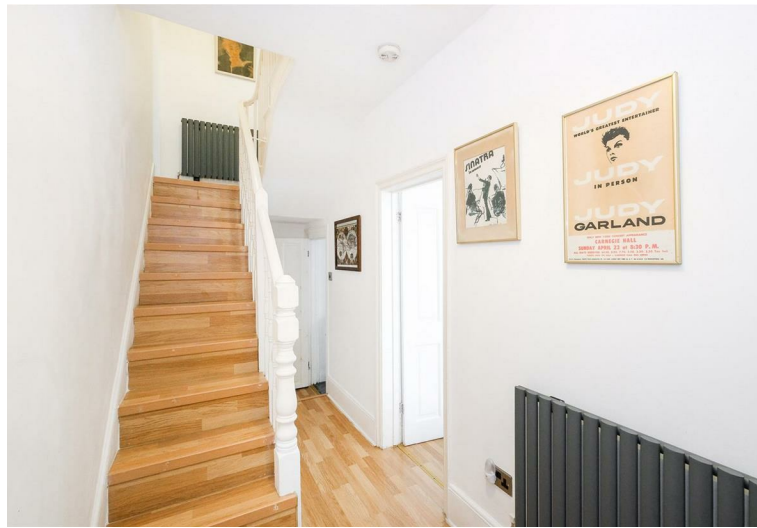
Email: **wanstead@wearechurchills.co.uk**

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</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.



\*\* No chain - Guide Price £580,000 - £600,000 \*\*

Ideally located within close proximity to both Wanstead High Street and Snaresbrook Central line station (0.4 miles), is this two bedroom end of terrace home being sold with the added benefit of no onward chain.

This property has been decorated and maintained to a high standard throughout by the current vendors and comprises a substantial reception with feature fireplace and bright bay window that includes fitted plantation shutters, modern kitchen with a 5 burner gas hob and utility area, two bedrooms with the main boasting dual aspect windows, fully tiled shower room, double glazed sash windows, gas central heating and a well tended front garden that measures approximately 26ft in length.

For further information or to arrange an appointment to view, please contact our office at your convenience.

Council Tax band C