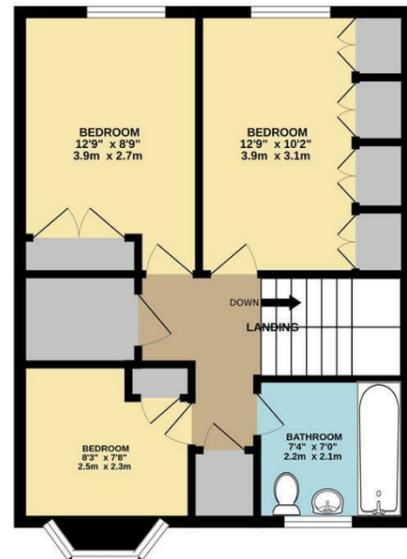
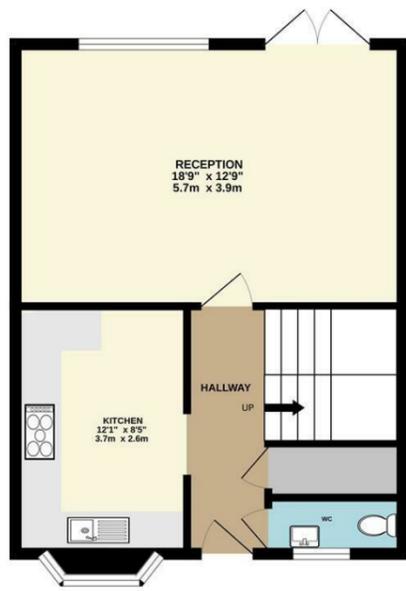




GROUND FLOOR

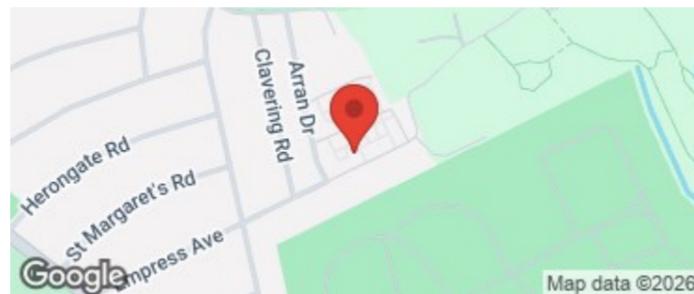


1ST FLOOR



TOTAL FLOOR AREA : 926sq.ft. (86.0 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			87
(81-91) B			
(69-80) C		70	
(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	



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.

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estates

To view call **020 8989 0011**
 Email wanstead@wearechurchills.co.uk

Three bedrooms | Terraced family home | Aldersbrook location

CHURCHILL
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Empress Avenue, Aldersbrook, E12 5SA
£475,000 Freehold



To view call **020 8989 0011**
 Email wanstead@wearechurchills.co.uk



**** Aldersbrook location - Available to view immediately by appointment ****

Churchill estates are pleased to bring to market this three bedroom, terraced family home set within a quiet location in the ever sought after Aldersbrook conservation area.

Upon entry you are welcomed by a tiled entrance hall leading into a generous fitted kitchen with ample base and wall units along with work top space, downstairs W/C, a sizeable storage cupboard and an expansive lounge / dining room with French doors leading out to the low maintenance and well presented rear garden.

The first floor comprises of two substantial double bedrooms with the main featuring built in wardrobes, a good size third bedroom and a fully tiled three piece family bathroom.

The property is ideally positioned within close proximity to Manor Park Station (0.8 miles) offering easy access into central London, within catchment of the Ofsted "Outstanding" rated Aldersbrook Primary School, both Wanstead Park and the open greenery of Wanstead Flats are within very close proximity and also being very nearby to a Riding School and Allotments at the end of the street.

Further benefits include gas central heating, double glazing throughout, rear access and two useful external storage sheds.

For more details or to arrange an appointment to view, please contact the office at your convenience.

Council Tax band C