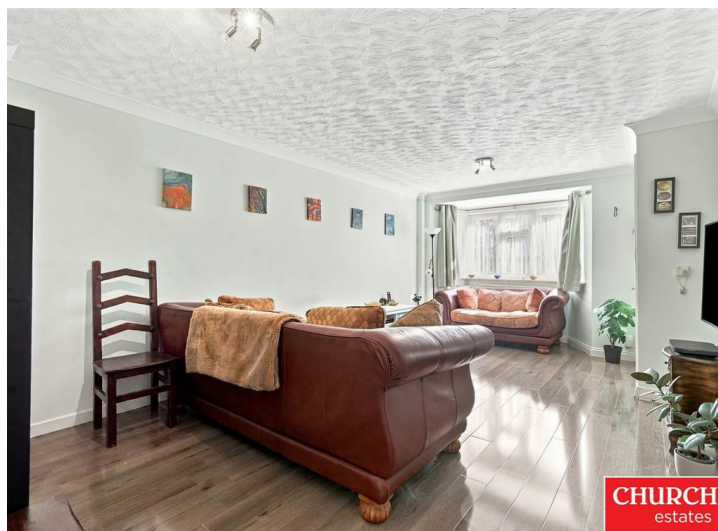




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Merino Close, Wanstead

Offers In Excess Of
£750,000

Tenure : Freehold

Floor Area : 888.30 sq ft

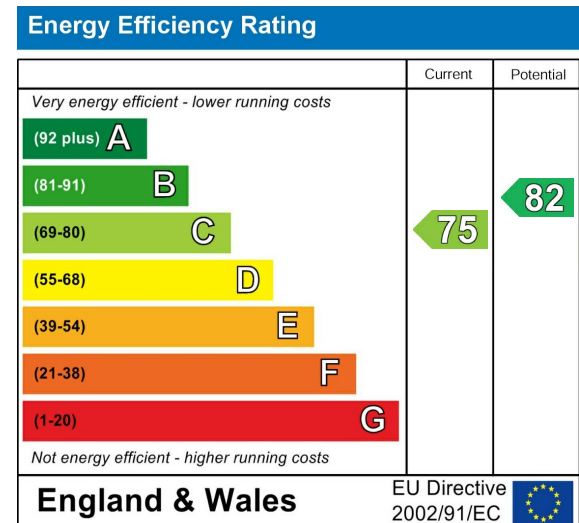
Local Authority : Redbridge

Council Tax Band : E

Bedrooms : 3

Receptions : 1

Bathrooms : 2





Churchill Estates are delighted to present this beautifully presented and modern three bedroom semi-detached family home, ideally positioned within a quiet and peaceful cul-de-sac on the highly sought-after Nightingale Estate.

The property is approached via an impressive and particularly spacious private front driveway, providing extensive off-street parking for multiple vehicles. An enclosed entrance leads into a welcoming hallway with a convenient ground floor WC.

The ground floor offers bright and spacious living accommodation, comprising a generous through lounge/dining room with a bay window to the front and modern patio doors opening onto the rear garden. A contemporary fitted kitchen completes the ground floor and provides a stylish and practical space for everyday family living.

To the first floor, a spacious landing provides access to two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, a bay window and a modern en-suite shower room. There is also a generous third bedroom and a beautifully appointed three-piece family bathroom.

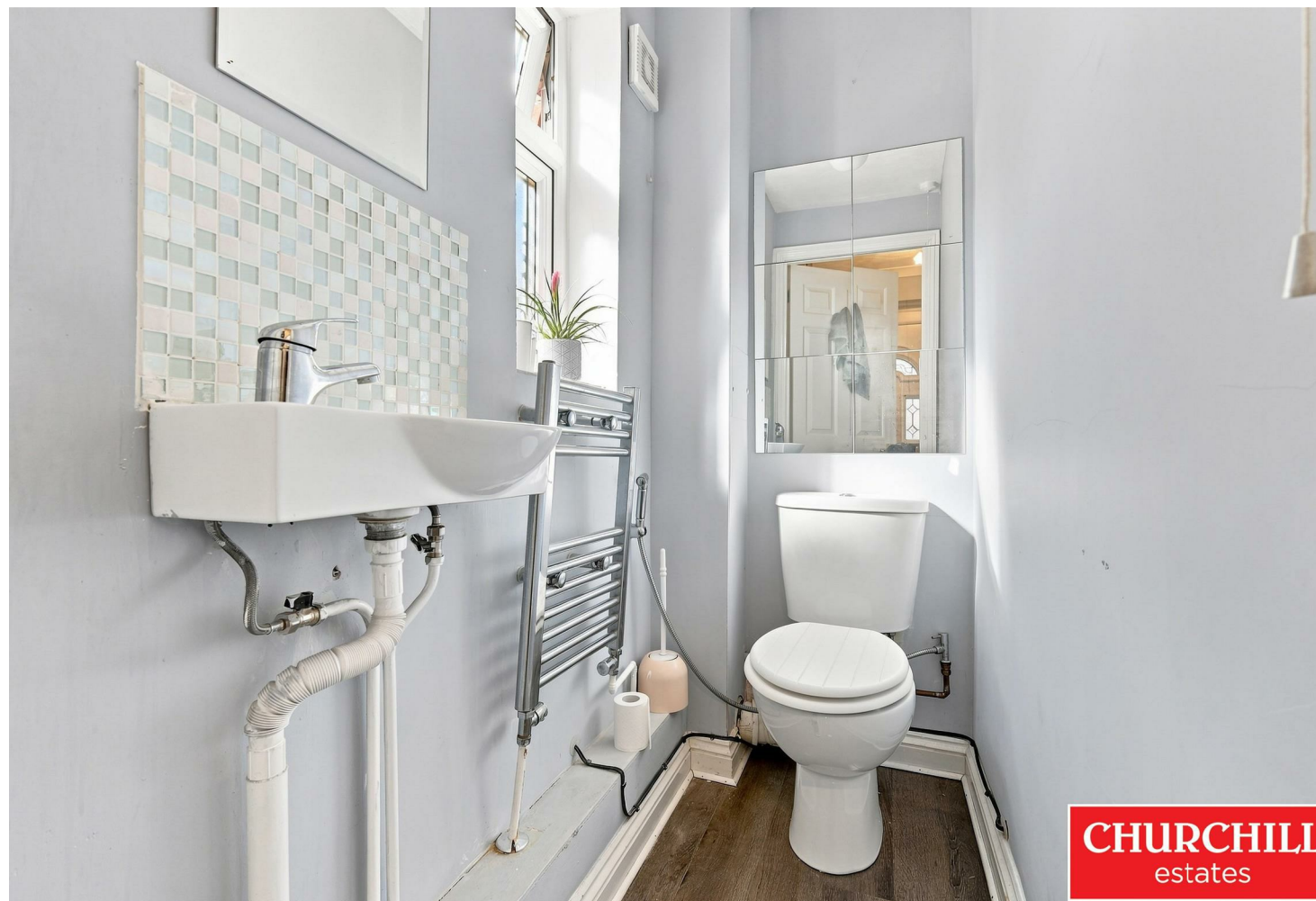
The rear garden is predominantly laid to lawn, providing an excellent space for families, entertaining and outdoor enjoyment. Side access provides a useful connection between the front and rear of the property, whilst the generous frontage and quiet cul-de-sac position further enhance its appeal.

Having been modernised and lovingly maintained by the current owners, the property is presented in excellent condition throughout and is ready to move straight into. There is also excellent potential to extend to the rear and into the loft, subject to the necessary planning permissions and building regulations, allowing a future owner to further enhance the accommodation.

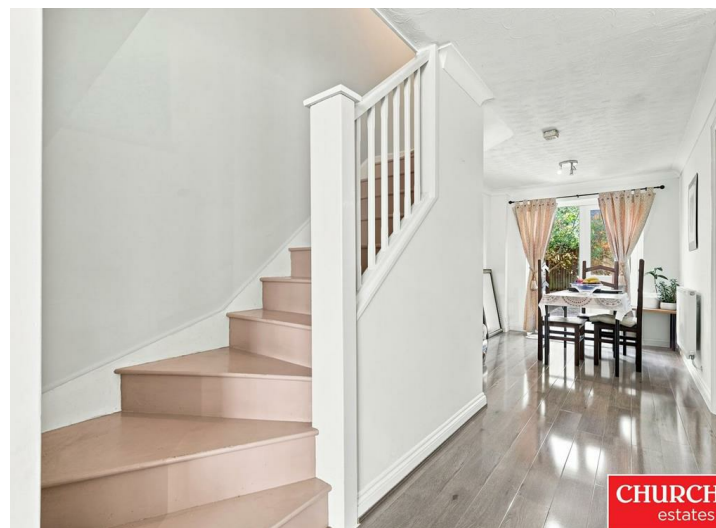
Further benefits include double glazing, gas central heating, side access and the exceptionally generous private driveway. The property is conveniently located for Wanstead High Street, with its excellent selection of shops, cafés and restaurants, together with easy access to both Wanstead and Snaresbrook Central Line Stations.

Ideally suited to families, the property falls within the catchment area of the Ofsted-rated 'Outstanding' Nightingale Primary School and enjoys all the benefits of living within one of Wanstead's most sought-after residential neighbourhoods.

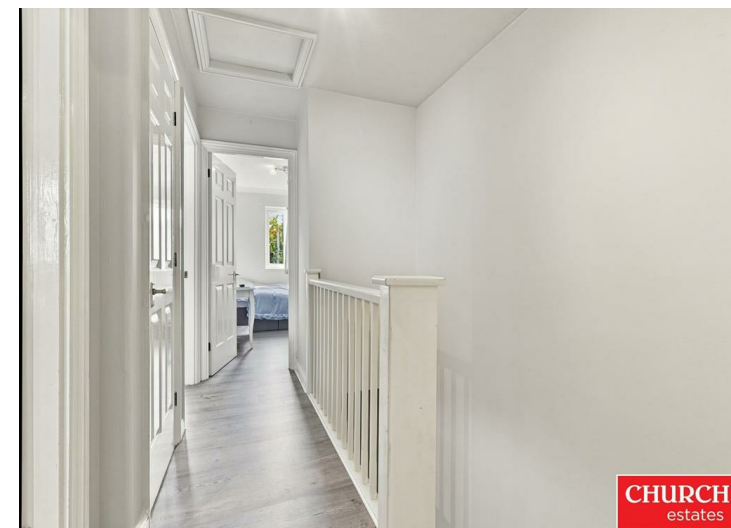
For more information or to arrange an appointment to view, please contact Churchill Estates at your earliest convenience to avoid disappointment.



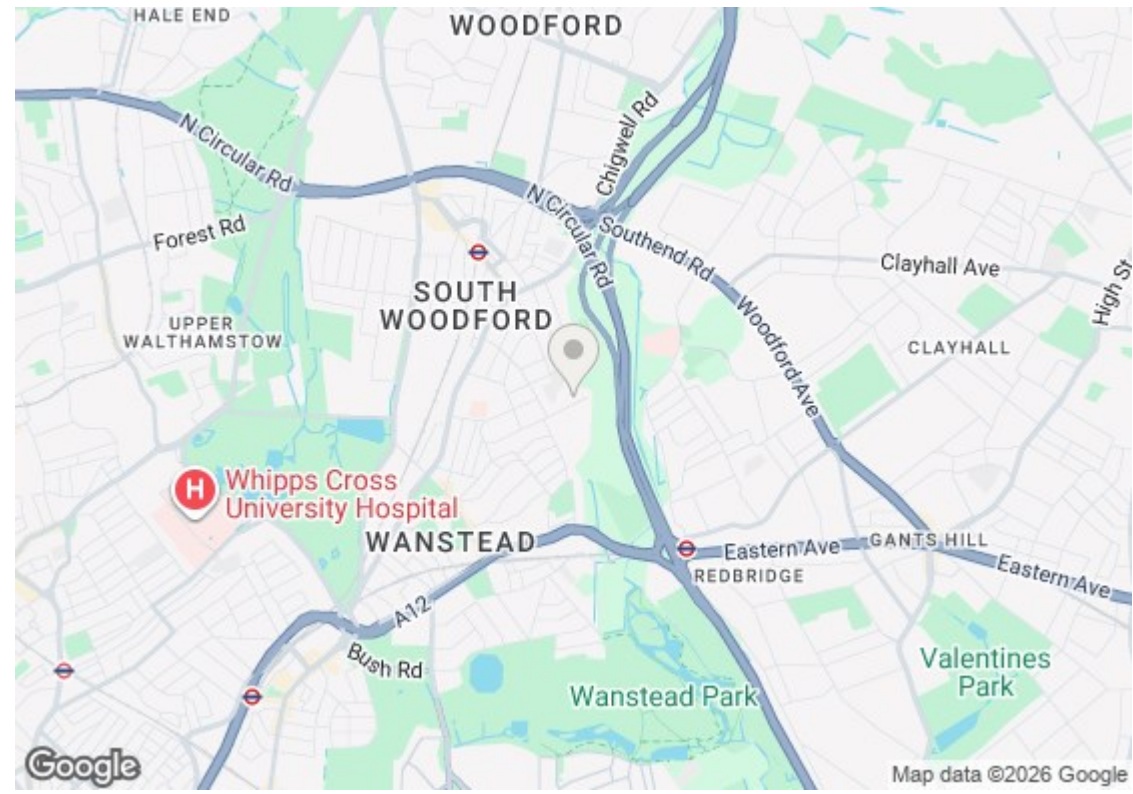
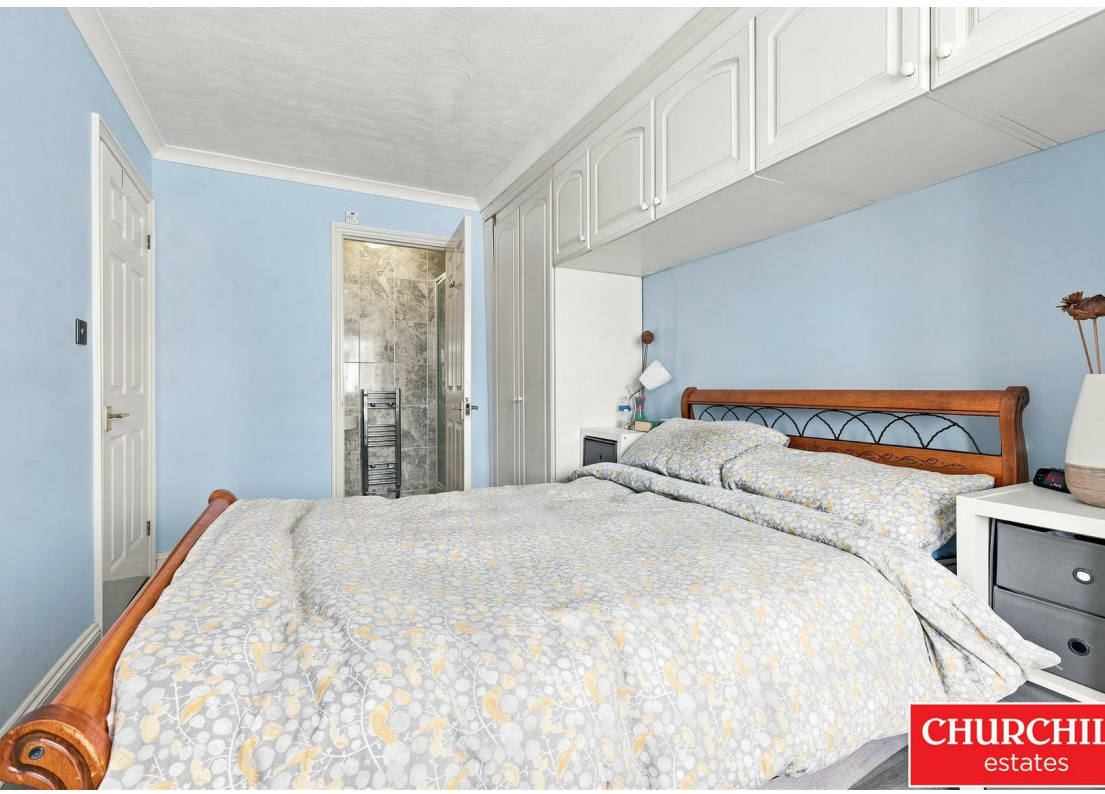
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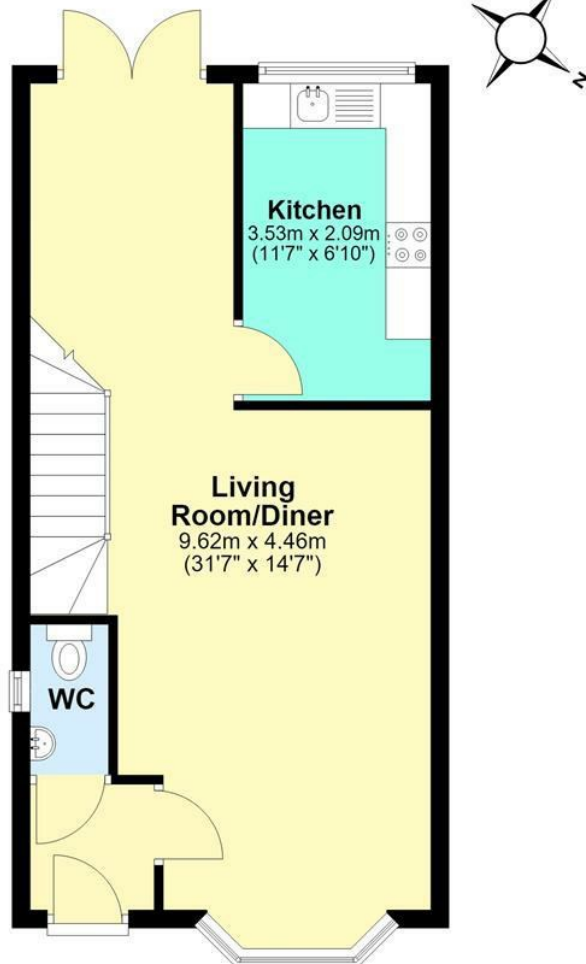
- Beautifully presented three bedroom semi detached family home
- Exceptionally large private front driveway providing extensive off street parking
- Contemporary fitted kitchen with integrated appliances
- A very special family home, ready to move into
- Excellent potential to extend to the rear and into the loft, subject to planning
- Quiet & peaceful cul-de-sac position on the highly sought after Nightingale Estate
- Spacious through lounge/dining room with bay window & patio doors to the garden
- Modern en-suite shower room & stylish three-piece family bathroom
- Private rear garden predominantly laid to lawn with useful side access
- Catchment to Ofsted Outstanding Nightingale Primary School

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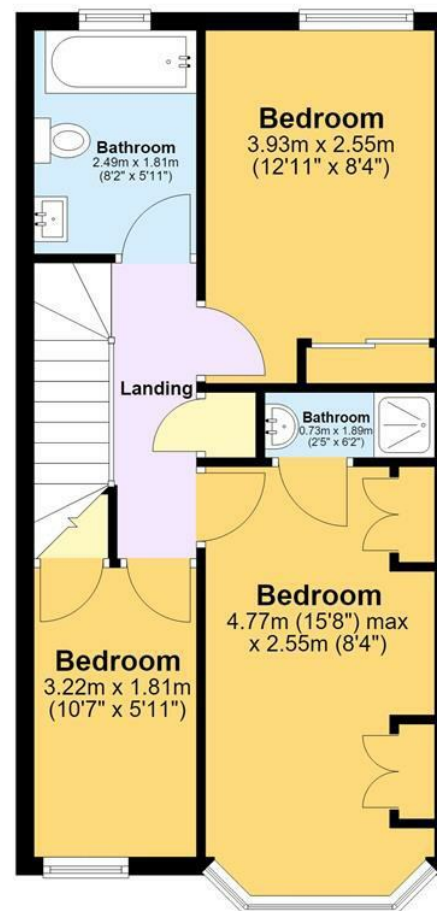
Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 82.5 sq. metres (888.3 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.

Merino Close

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