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# Colvin Gardens, Wanstead

Offers In Excess Of  
£860,000

Tenure : Freehold

Floor Area : 1107.00 sq ft

Local Authority : Redbridge

Council Tax Band : E

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	



Churchill Estates are proud to present this charming, well maintained three bedroom semi detached 1930's family home. Desirably positioned within the highly sought-after and family friendly Nightingale Estate.

From the moment you step inside the property offers a warm and inviting feel. To the front, the bright and generously sized lounge boasts an impressive bay window that floods the space with natural light and enhances the room's sense of openness, complemented by a feature fireplace.

To the rear of the property a second reception room provides a comfortable space for family life or entertaining guests. It leads into a well-designed kitchen with integrated appliances with plenty of cupboards and work surfaces. French doors open onto the secluded southwest facing rear garden, allowing natural light to fill the space and creating a smooth transition between indoor and outdoor living. This floor also boasts a convenient downstairs W/C and a practical utility room.

Upstairs the property offers three well proportioned bedrooms, including two doubles and a generous single, typical of a 1930s layout. The main bedroom features built-in wardrobes and a front-facing bay window, while the second bedroom is another large double with views over the garden. The third bedroom is highly versatile and would make an ideal guest room, nursery or home office. A stylish, modern three-piece family bathroom suite completes the floor.

The property has all of the attributes you would expect a family home benefiting from off street parking, side access, double glazing and gas central heating throughout. With the potential to extend both into the loft and the rear (STPP).

Wanstead High Street is comfortably within walking distance (0.6 miles), boasting an array of independent boutiques, numerous restaurants, cafes and a strong sense of local community. Whilst also being very well-connected, with the option of both Wanstead and Snaresbrook Central Line stations, providing easily accessible commuting to central London. Additionally, several bus routes serve the area, providing convenient access to the surrounding neighbourhoods and is within catchment of the highly regarded Nightingale Primary School (0.2 miles).

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



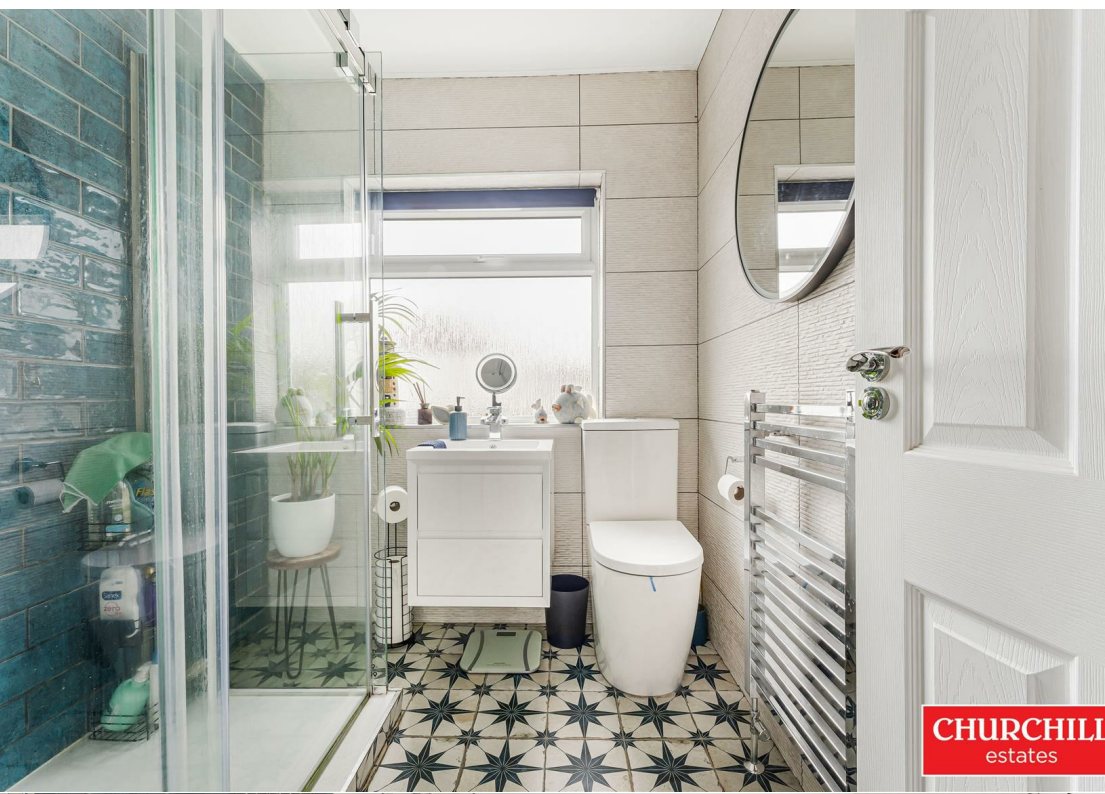




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- Three bedroom semi detached 1930s family home
- Well designed kitchen with integrated appliances
- Downstairs W/C & practical utility room for added convenience
- Driveway & side access
- Gas central heating & double glazing throughout
- Located within the sought after Nightingale Estate
- South West facing private rear garden with patio area
- Stylish first floor family bathroom
- Potential to extend (STPP)
- Close proximity to Wanstead High Street & Snaresbrook Central Line station (0.6 miles)

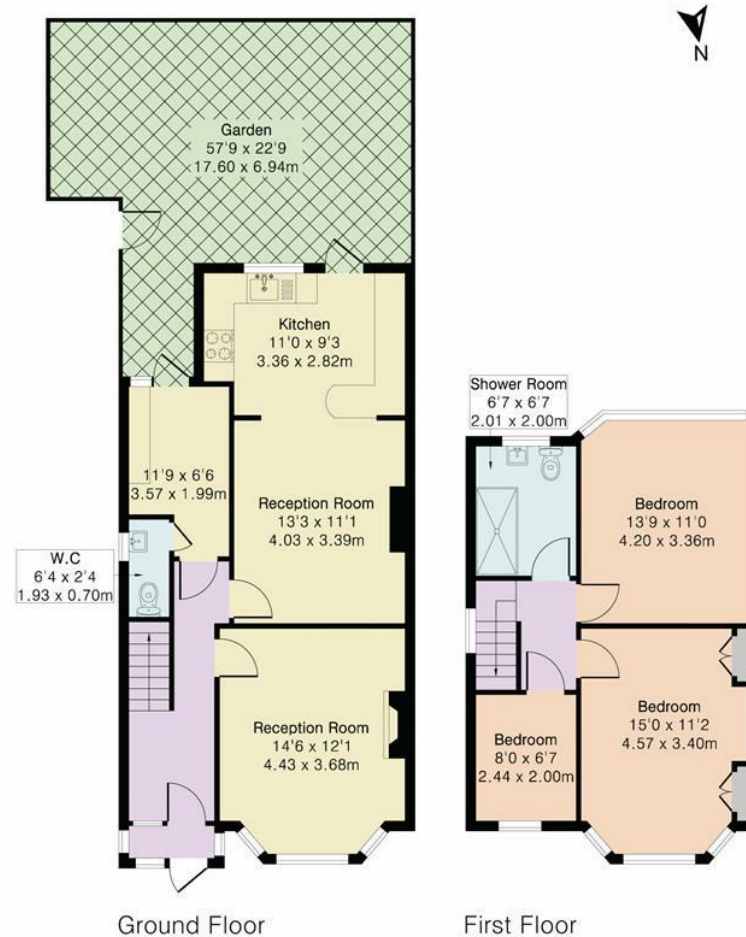
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**Approximate Gross Internal Area 1107 sq ft - 103 sq m**

Ground Floor Area 635 sq ft – 59 sq m

First Floor Area 472 sq ft – 44 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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