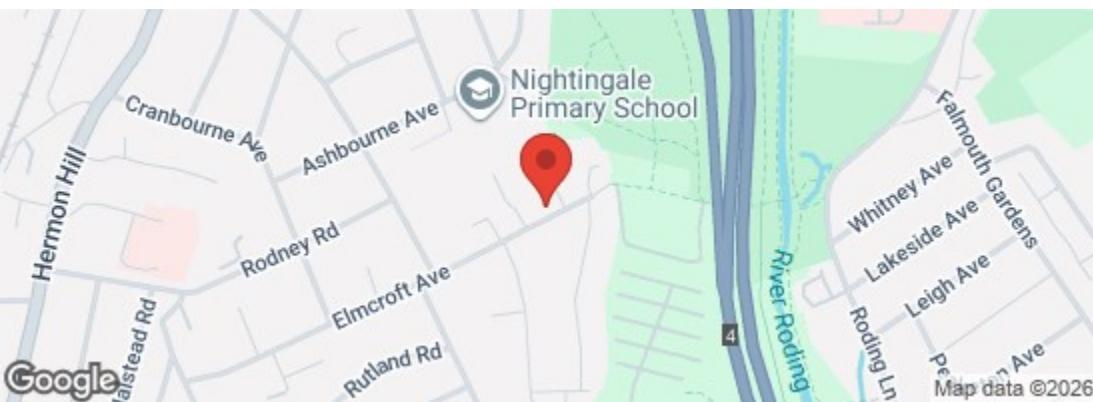
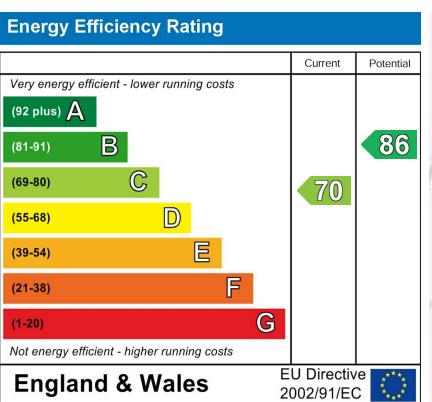




Council: Redbridge | Council Tax Band: E | Floor Area: 893.00 sq ft



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.

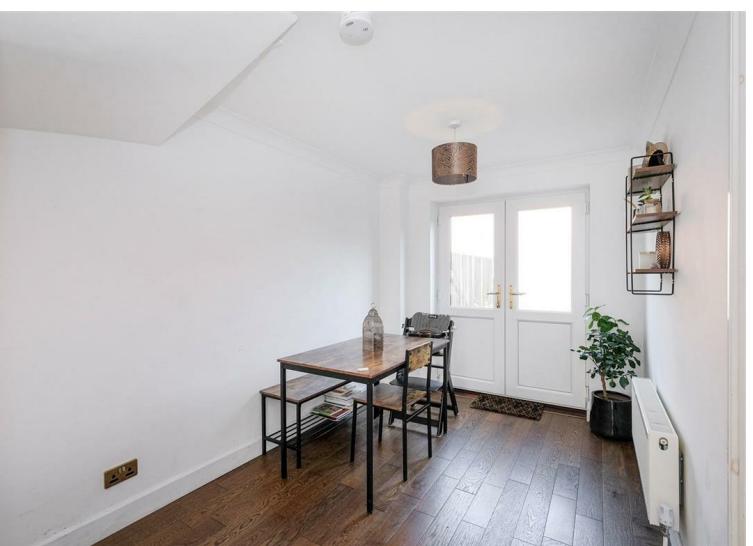
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
estates

Elmcroft Avenue, Wanstead, E11 2DB  
£700,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2



**CHURCHILL**  
estates

Request a Viewing: **020 8989 0011**

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



Offered for sale is this immaculately presented, three bedroom semi-detached home located on the ever popular Nightingale Estate and within catchment of the Ofsted 'Outstanding' rated Nightingale Primary School.

The ground floor of this property comprises a spacious through lounge / dining room with bay window to front, direct access to the low maintenance garden via patio doors, contemporary fitted kitchen and a ground floor WC.

The first floor consists of two double bedrooms with the main featuring a bay window to front, fitted wardrobes and en-suite shower, generously sized single bedroom and a modern tiled family bathroom.

Further benefits to mention are a useful side access, off street parking, double glazing throughout, gas central heating and is within walking distance of Wanstead High Street (0.6 miles) and its array of popular local shops, eateries and bars.

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

Council Tax band - E

