

Council: Newham | Council Tax Band: C | Floor Area: 893.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		41
(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.

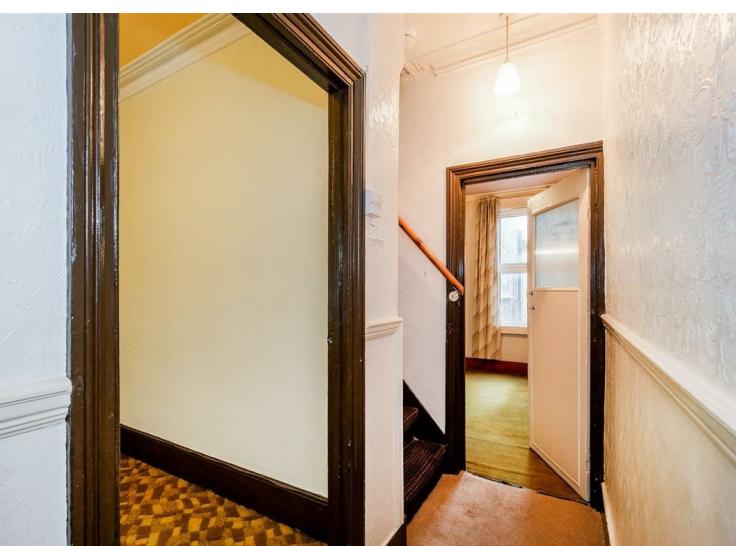
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
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Odessa Road, Forest Gate, E7 9DZ
£500,000 Freehold

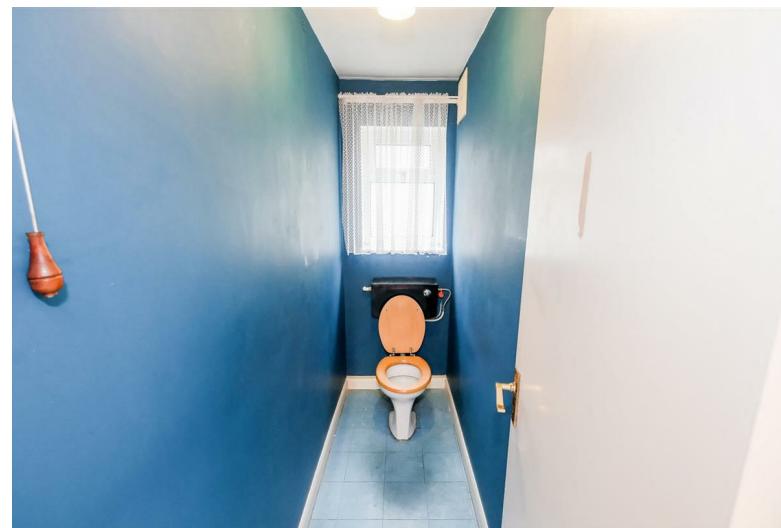
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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Request a Viewing: **020 8989 0011**

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



Churchill Estates are delighted to present this attractive three bedroom brick fronted period home, being sold with no onward chain. Offering an exciting opportunity for modernisation this property provides a blank canvas for buyers looking to refurbish and create a home tailored to their own style.

On the ground floor, you will find two welcoming reception rooms, a separate kitchen and a family bathroom with a separate W/C. Linked by a small hall that leads to the private rear garden.

Upstairs comprises two generous double bedrooms and a spacious single room which is accessed through the rear bedroom. A large loft space also offers potential for extension, subject to planning permission.

Located in a vibrant and well-connected community the home is just 0.5 miles from the open green spaces of Wanstead Flats, perfect for outdoor activities. Forest Gate Station is approximately 0.3 miles while Wanstead Park Station is around 0.4 miles. Making the property ideal for first time buyers and commuters alike.

For further information or to arrange a viewing please contact the office at your earliest convenience to avoid disappointment.

