



CHURCHILL
estates

Odessa Road, Forest Gate

£500,000

Tenure : Freehold

Floor Area : 893.00 sq ft

Local Authority : Newham

Council Tax Band : C

Bedrooms : 3

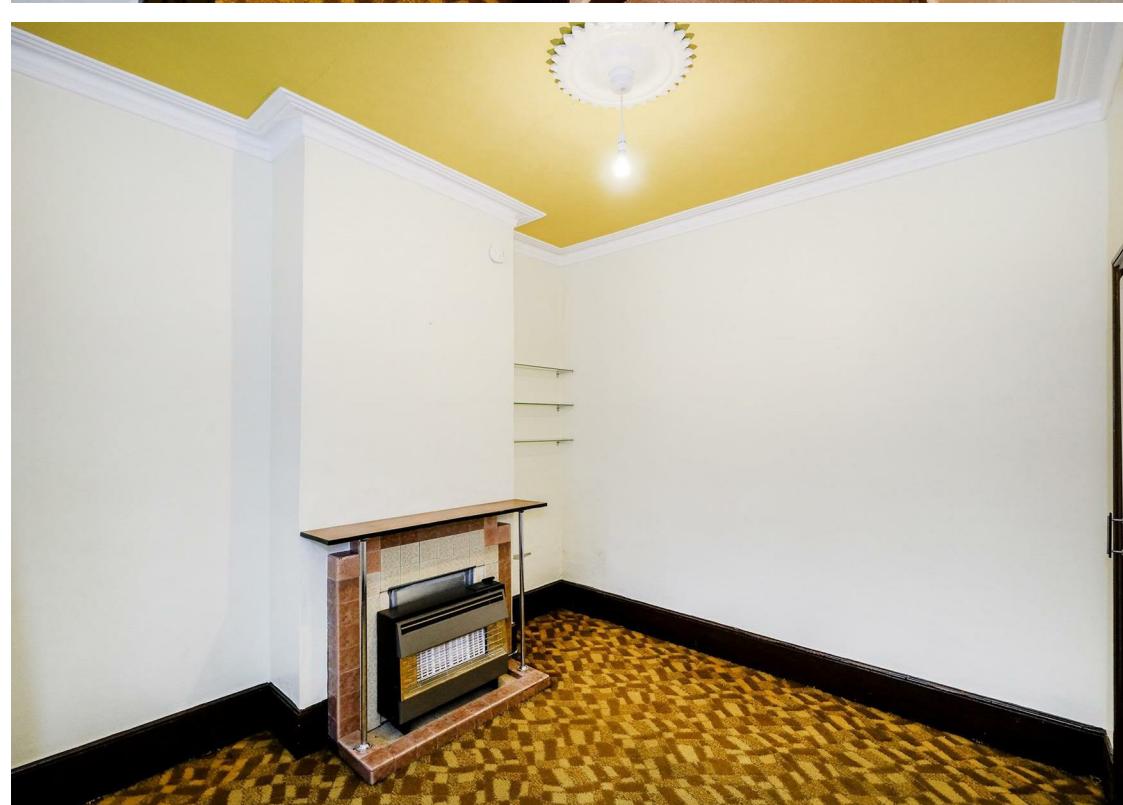
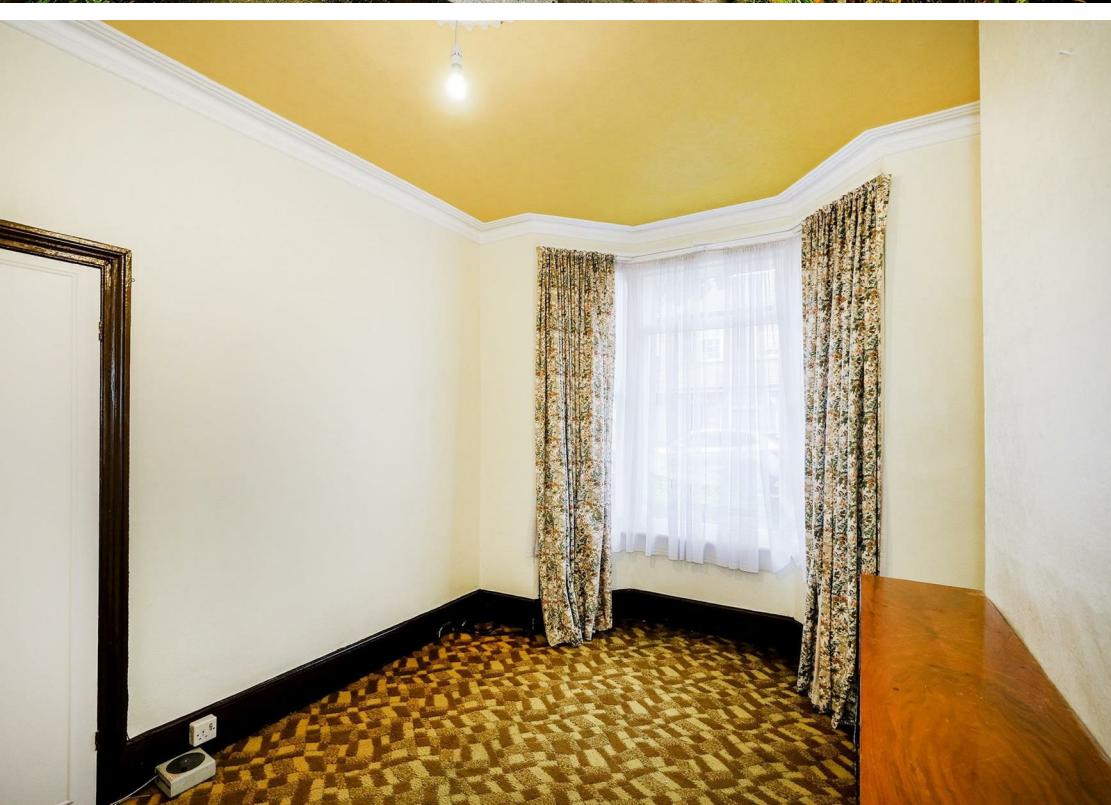
Receptions : 2

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		41
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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.







- Attractive three bedroom brick fronted period house
- Excellent modernisation opportunity
- Two receptions
- Close proximity to Wanstead Flats
- Wanstead Park Station (0.4 miles)
- Sold with no onward chain
- Potential to extend (Subject to planning permission)
- Private rear garden
- Forest Gate Station (0.3 miles)
- Council tax band: C

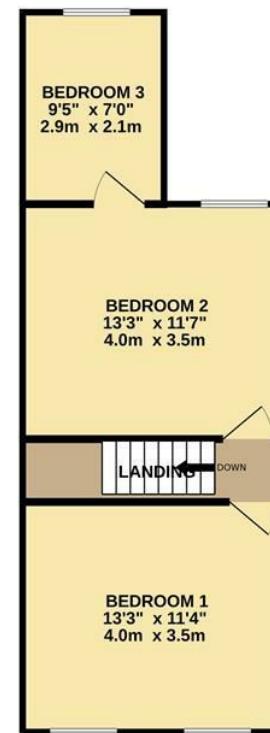




GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq ft. (83.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the dimensions 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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To view call **020 8989 0011**

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