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# Nutter Lane, Wanstead

£950,000

Tenure : Freehold

Floor Area : 1528.00 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 4

Receptions : 1

Bathrooms : 2



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	



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Churchill Estates are proud to bring to market this beautifully presented and thoughtfully extended family home offering spacious and versatile accommodation throughout arranged over three floors perfectly suited to modern family living. What truly sets this property apart is the substantial brick-built, air-conditioned garden office at the rear - a ready-made workspace that makes it an ideal choice for anyone working from home.

Upon entering, you are welcomed by an inviting entrance hall leading into a stunning reception room featuring an attractive bay window to the front allowing an abundance of natural light to flood the space and creating a warm and welcoming atmosphere.

Interconnecting doors open into an exceptional open plan kitchen/dining and living area thoughtfully designed to form the true heart of the home. The contemporary kitchen is fitted with an extensive range of stylish wall and base units complemented by generous work surfaces and integrated appliances. The spacious dining and family area provides the perfect setting for both everyday living and entertaining while bi-folding doors seamlessly connect the interior to the beautiful rear garden.

Outside the garden features a patio area ideal for dining, leading onto a well maintained lawn bordered by an attractive selection of mature plants and trees. At the rear of the garden sits a substantial brick-built outbuilding offering a perfect work-from-home solution. Currently fitted out as a fully-functioning home office complete with air conditioning and a separate shower room, the space is equally suited for use as a playground or gym. With a short walk down the garden path through the beautifully landscaped rear garden, the daily commute could hardly be more appealing.

The first floor comprises two generously sized double bedrooms, a well proportioned single bedroom and a contemporary three piece bathroom.

The carefully configured loft conversion provides a spacious double bedroom enhanced by Velux windows that allow natural light to flood through the room, together with a modern three piece family bathroom.

Nutter Lane is ideally positioned within the highly sought after Wanstead area renowned for its tree lined streets, village atmosphere and excellent amenities. Residents enjoy easy access to the wide range of independent cafes, restaurants, boutiques and shops found along Wanstead High Street.

The property is conveniently located for commuters with London Underground services available from Wanstead Station (0.3 miles) and Snaresbrook Station (0.8 miles) providing direct connections into the City, West End and beyond. Road links are also excellent with easy access to the A12, A406 and M11.

Families are particularly well served by a selection of highly regarded local schools including Wanstead High School (0.3 miles), Aldersbrook Primary School (1.4 miles) and Our Lady of Lourdes RC Primary School (0.8 miles). For leisure and recreation the expansive green spaces of Wanstead Flats and Epping Forest are close by offering miles of walking, cycling and outdoor pursuits.

Further benefiting from off street parking for two cars, double glazing and gas central heating throughout.

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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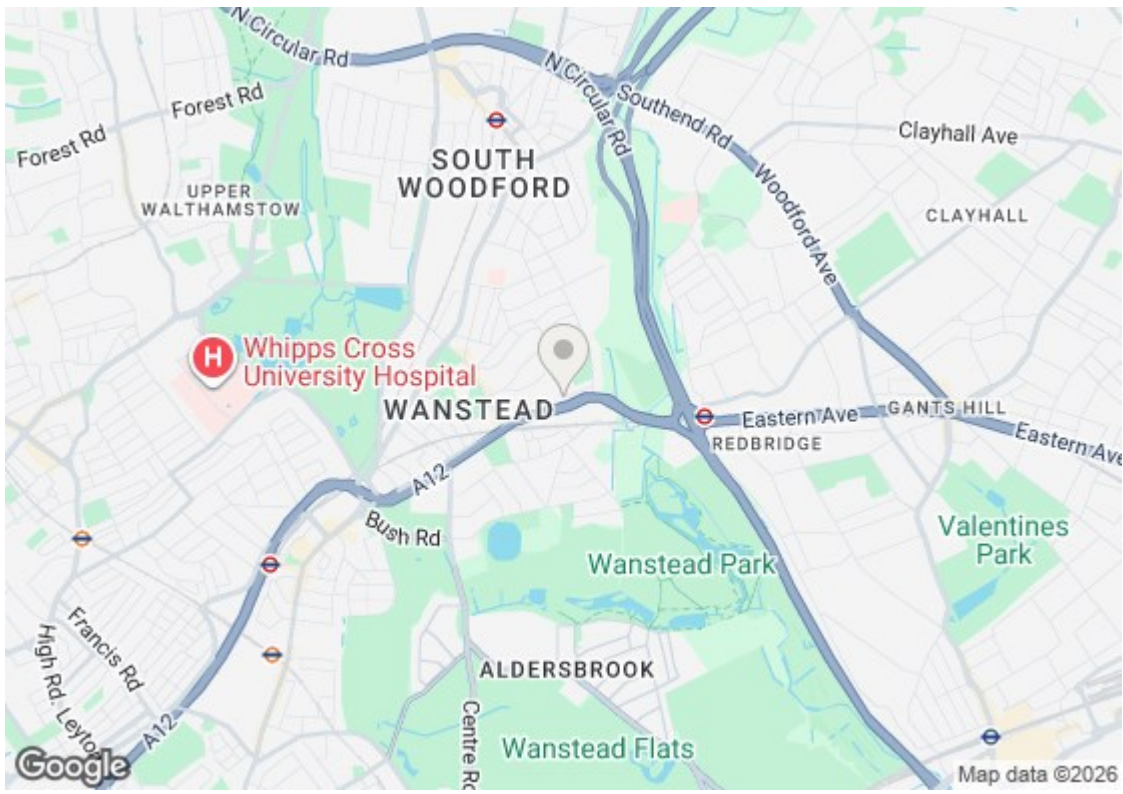
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- Four bedroom terraced family home
- Open plan kitchen/dining area thoughtfully designed to form the true heart of the home
- Two three piece family bathrooms
- Beautiful private rear garden with a large brick-built and air-conditioned garden office
- (0.3 miles) to Wanstead Station and (0.8 miles) to Snaresbrook Station
- Ideally located in the heart of Wanstead
- Bright and inviting front reception room perfect for relaxing or entertaining
- Loft extended with a double bedroom
- Off street parking
- Within close proximity to Wanstead High School (0.3 miles) and Aldersbrook Primary School (1.4 miles)

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Total area: approx. 171.7 sq. metres (1847.8 sq. feet)

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