





Selsdon Road, Wanstead

£750,000

Tenure : Freehold

Floor Area : 969.00 sq ft

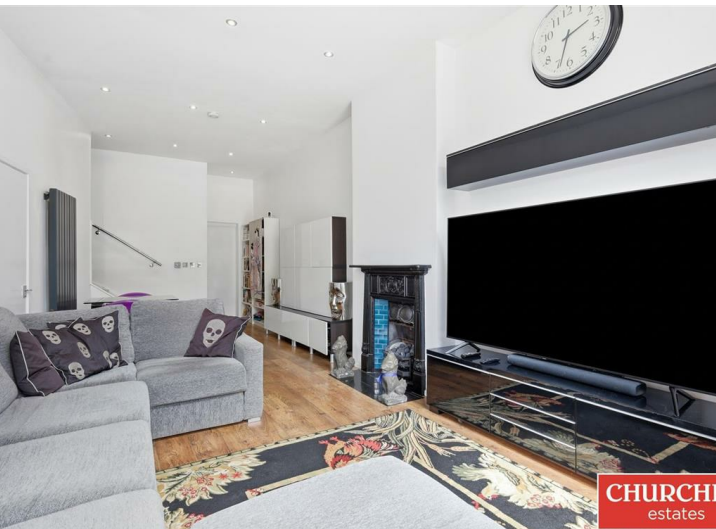
Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 77 | |
| (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 | |



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Churchill Estates are proud to bring to the market this unique and well presented three bedroom home offering generous living accommodation throughout and being situated in the heart of the highly sought after Wanstead area.

Upon entering the property you are welcomed into a stunning reception room that is bright, airy and full of charm creating an inviting space for both relaxation and entertaining. To the rear the open plan kitchen is fitted with a range of ample base and wall units providing excellent storage and workspace. A ground floor bedroom offers versatility and could be used as a family room, dining room or home office. Completing the ground floor is a convenient shower room.

The first floor comprises two well proportioned bedrooms with one benefiting from a walk-in wardrobe area. A stylish three piece family bathroom completes the accommodation on this level.

Externally the property boasts a stunning rear garden featuring a patio area leading onto a well maintained lawn surrounded by an abundance of mature shrubs and bushes. A charming fishpond provides a tranquil focal point making this an ideal outdoor space for entertaining or enjoying peaceful moments throughout the year.

The property is ideally located for families with several highly regarded schools nearby including Wanstead High School (0.6 miles), Aldersbrook Primary School (1.1 miles) and Our Lady of Lourdes RC School (0.5 miles).

Excellent transport connections are within easy reach including Wanstead Station (0.5 miles) and Snaresbrook Station (0.8 miles) providing direct access into the City, the West End and beyond. The open green spaces of Wanstead Park and the extensive Epping Forest are also close by offering excellent leisure and recreational opportunities.

Further benefits include double glazing, gas central heating and being moments away from Wanstead High Street (0.5 miles) offering a vibrant mix of independent boutiques, cafes, restaurants and a strong sense of community.

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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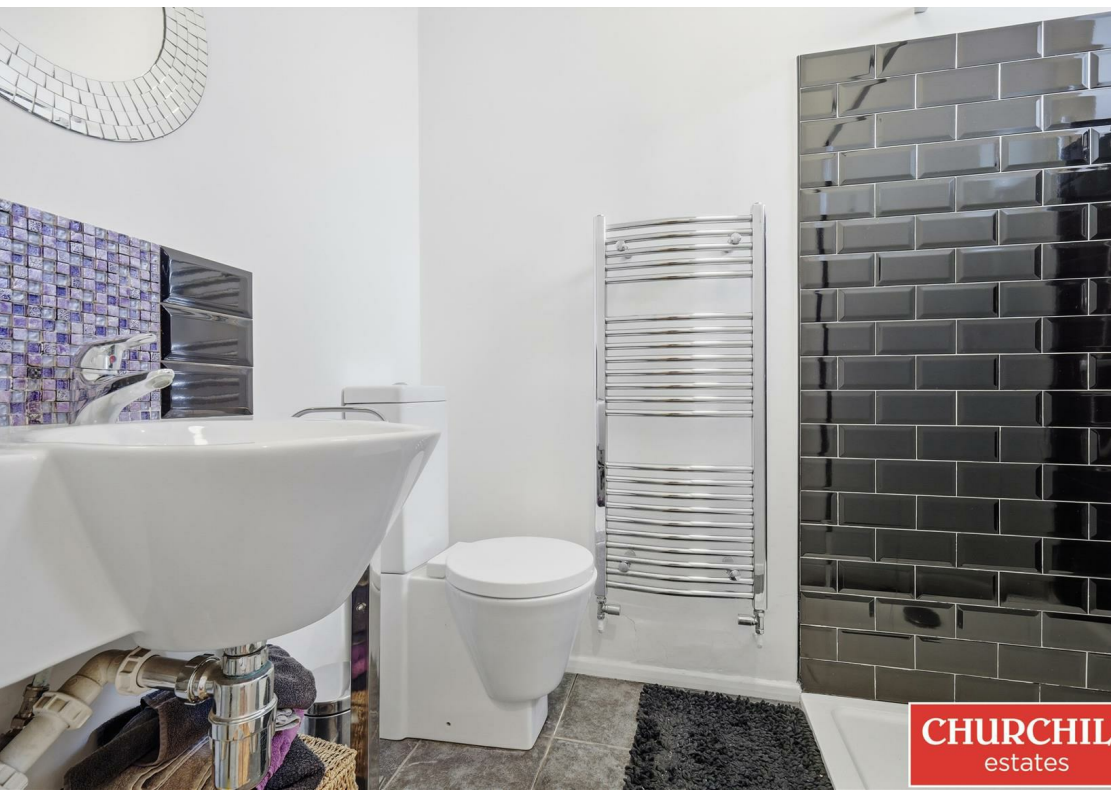
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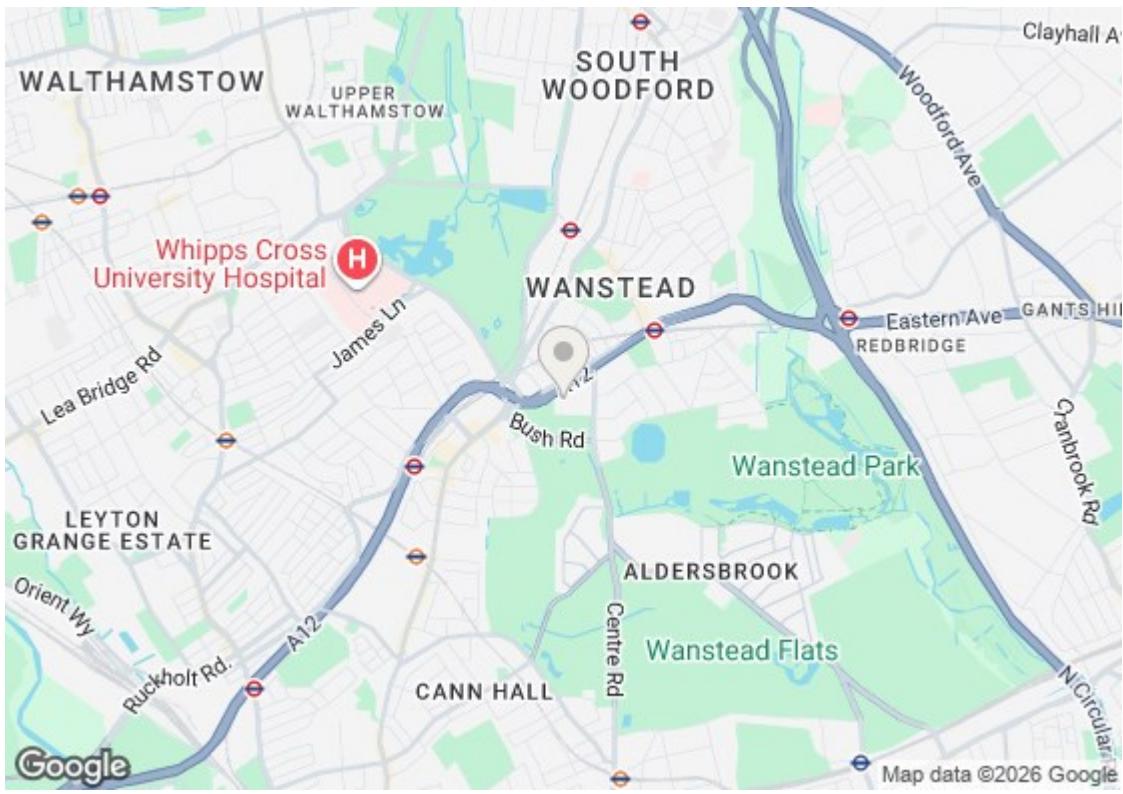
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- Unique three bedroom house
- Stunning bright and airy front reception room
- Ground floor shower room for added convenience
- Modern three piece family bathroom
- (0.5 miles) to Wanstead High Street offering a vibrant mix of independent boutiques, cafes, restaurants and a strong sense of community
- Sought after Wanstead location
- Spacious open plan kitchen with ample base and wall units
- Beautiful rear garden with patio area, lawn, mature shrubs and a charming fish pond
- Open green spaces of Wanstead Park and the extensive Epping Forest are also close by
- Excellent transport connections are within easy reach including Wanstead Station (0.5 miles) and Snaresbrook Station (0.8 miles)

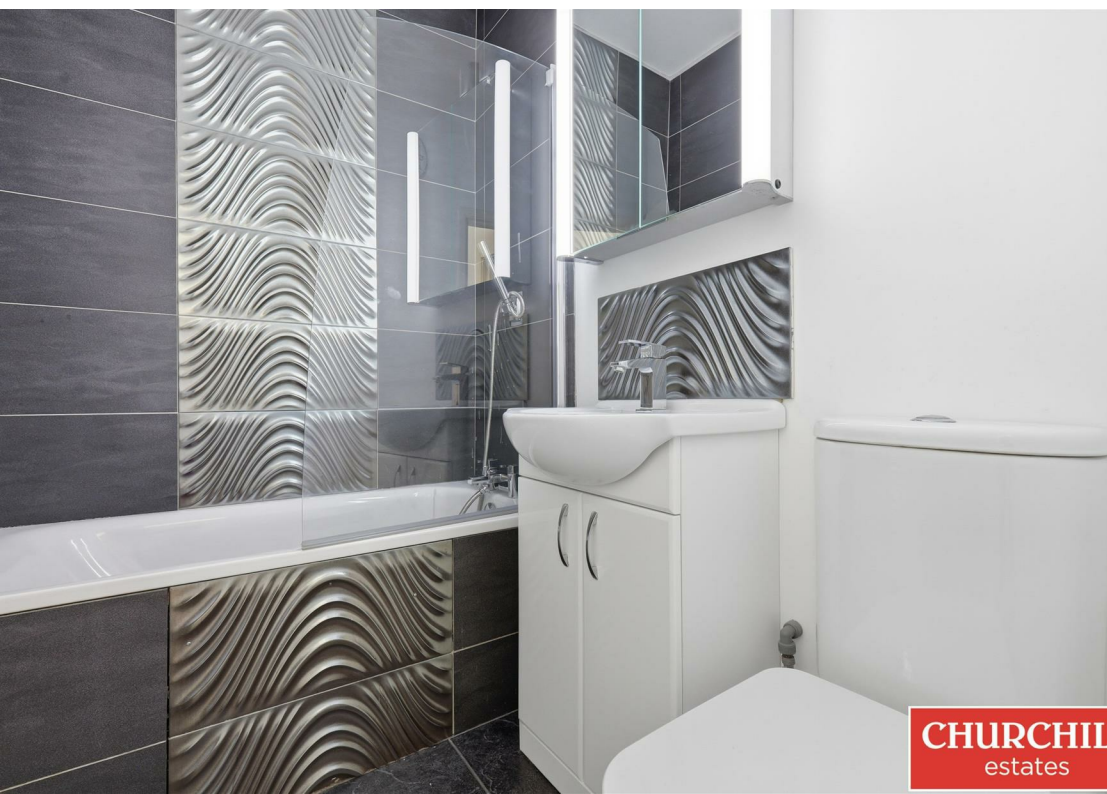
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Ground Floor
Approx. 57.7 sq. metres (620.6 sq. feet)



First Floor
Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 90.1 sq. metres (969.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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