

Total area: approx. 76.9 sq. metres (827.3 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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Plan produced using PlanUp



**CHURCHILL**  
estates

Elmcroft Avenue, Wanstead, E11 2DB  
£750,000 Freehold

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

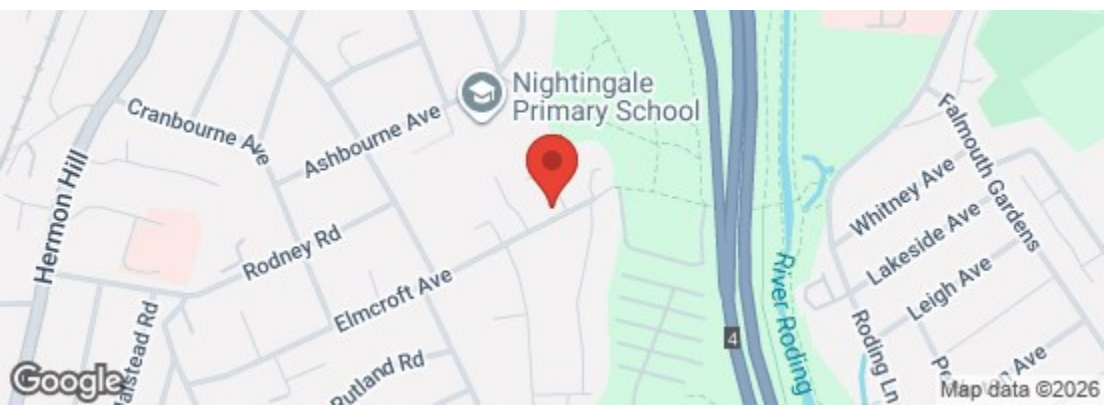


Request a Viewing: **020 8989 0011**

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

Council: Redbridge | Council Tax Band: E | Floor Area: 827.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		78	82
	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**  
estates



Churchill Estates are delighted to present this well maintained chain free, three bedroom semi detached family home, enviably positioned on the highly sought-after Nightingale Estate.

The property is approached via an enclosed entrance porch, leading into a welcoming entrance hall with a convenient WC. The ground floor offers bright and spacious living accommodation, comprising a generous through lounge/dining room featuring a bay window to the front and patio doors opening onto the private rear garden. The living room also benefits from a useful under-stairs storage cupboard, whilst a fitted kitchen completes the accommodation on this level.

To the first floor a spacious landing provides access to two well proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes, a bay window and an en-suite shower room. There is also a generous third bedroom and a three piece family bathroom.

Your private rear garden is very low maintenance and benefits with no property direct overlooking you, providing a peaceful setting. To the front a private driveway offers off street parking for one to two vehicles.

Having been lovingly maintained over the years the property is ready to move straight into whilst offering excellent scope for a purchaser to modernise and personalise to their own tastes. There is also significant potential to extend to the rear and convert the loft space, subject to the necessary planning consents and building regulations.

Further benefits include side access, double glazing, gas central heating and a highly convenient location within walking distance of Wanstead High Street with its excellent selection of shops, cafes and restaurants. Together with easy access to both Wanstead & Snaresbrook Central Line Stations.

Ideally suited to families the property falls within the catchment area of the Ofsted-rated 'Outstanding' Nightingale Primary School and enjoys all the benefits of living within one of Wanstead's most sought-after residential neighbourhoods.

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

