





Lorne Gardens, London

£875,000

Tenure : Freehold

Floor Area : 1438.00 sq ft

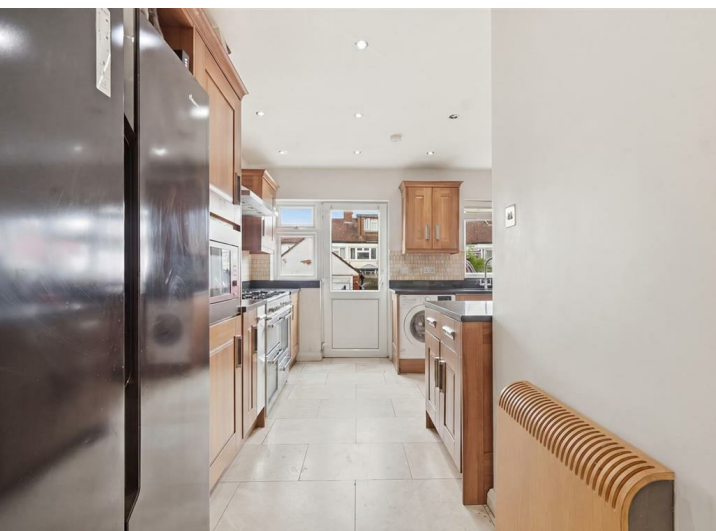
Local Authority : Redbridge

Council Tax Band : F

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Churchill Estates are proud to bring to the market this impressive four bedroom semi-detached home, providing spacious family accommodation throughout and being located in one of Wanstead's most desirable locations.

Positioned on a peaceful residential street within the sought-after Nightingale Estate, this attractive 1930s property has been extended to both the rear and into the loft creating well balanced living space arranged over three levels.

Upon entering via the enclosed porch you are welcomed by a generous entrance hall providing access to a bright front reception room featuring a large bay window and an elegant fireplace. Double doors connect this room to a second reception area allowing the space to be used as separate living and dining rooms or opened up for entertaining. At the rear the extended kitchen offers an excellent range of fitted wall and base cabinetry, integrated appliances, generous work surfaces and direct access to the private east facing garden.

On the first floor are two generous double bedrooms each with bay windows and fitted wardrobes, together with a comfortable single bedroom and a contemporary family bathroom finished with modern tiling. The converted loft provides an excellent principal bedroom complete with built in storage and a stylish en-suite shower room.

Outside, the property benefits from a low maintenance east facing rear garden with side access and a detached garage. Further features include double glazed windows throughout and gas central heating.

The property is conveniently situated around 0.7 miles from Wanstead Underground Station (Central Line) offering straightforward connections into the City and the West End. Wanstead High Street is close by providing a wide variety of shops, cafes, restaurants and everyday conveniences while nearby parks and open green spaces enhance the area's appeal. Families will also appreciate the close proximity of Nightingale Primary School which is approximately 0.3 miles from the property.

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

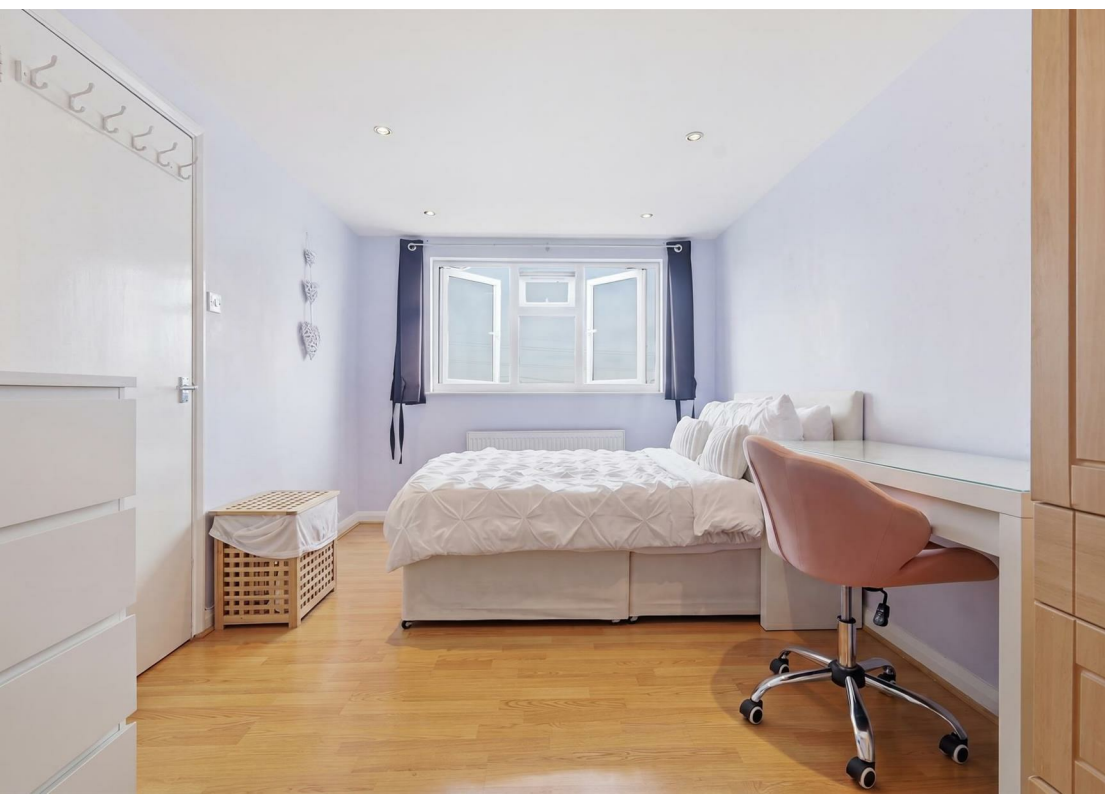




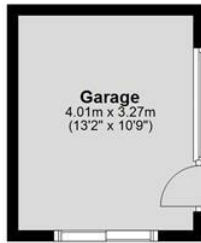


- Four bedroom semi-detached 1930s family home
- Sought after Nightingale Estate location
- Two reception rooms with interconnecting doors
- Two generous first floor double bedrooms and spacious single room
- Approximately 0.7 miles to Wanstead Underground Station (Central Line)
- No onward chain
- Extended to the rear and loft creating accommodation over three floors
- Modern fitted kitchen with integrated appliances
- East facing private garden with detached garage and side access
- Around 0.3 miles to Ofsted "Outstanding" Nightingale Primary School

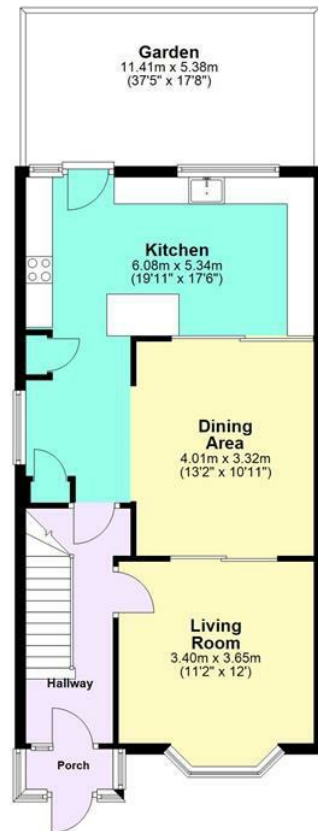
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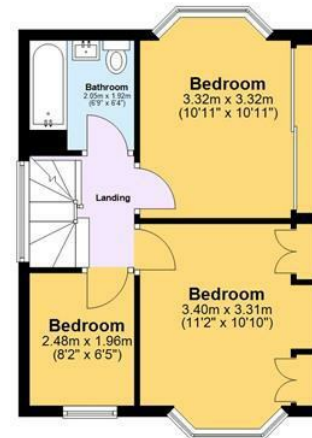
Outbuilding
Approx. 13.1 sq. metres (141.5 sq. feet)



Ground Floor
Approx. 57.1 sq. metres (614.3 sq. feet)
(excluding Garden)



First Floor
Approx. 37.1 sq. metres (399.8 sq. feet)



Second Floor
Approx. 25.4 sq. metres (273.2 sq. feet)



Total area: approx. 132.7 sq. metres (1428.8 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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