

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



44 Deynecourt Gardens, London, E11 2BU

Offers Over £825,000

- Five bedrooms
- Highly sought-after Nightingale Estate
- Detached garage and driveway
- Spacious lounge/diner
- Two bathrooms
- Semi-detached
- Large private rear garden
- Walking distance to Central Line
- Modern fitted kitchen
- Excellent local school catchment



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 31/5/2025

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## 44 Deynecourt Gardens, London E11 2BU

Situated on the ever-desirable Nightingale Estate within the sought-after enclave of Wanstead, this substantial five-bedroom semi-detached family home on Deynecourt Gardens offers an exceptional opportunity for growing families. The location is ideally positioned within easy reach of both Wanstead and Snaresbrook Central Line stations, placing the City and West End within effortless commuting distance. Wanstead High Street, with its vibrant mix of independent cafes, restaurants, boutiques, and parks, is just a short stroll away. The area is particularly popular with families, thanks to its outstanding schooling options including the highly regarded Nightingale Primary School, Wanstead Church School, and Forest School.



Council Tax Band: E



Internally, the property offers a well-planned and generously proportioned layout set across three floors. The ground floor comprises a welcoming entrance hallway leading to a bright and spacious front reception room with a charming bay window, and a separate dining room with direct access to the rear garden. The kitchen sits to the rear, enjoying pleasant garden views and offering scope for future extension (STPP). The first floor features three bedrooms — two excellent-sized doubles and a single bedroom, alongside a family bathroom. The converted loft space houses a further two well-sized bedrooms and a convenient shower room, perfect for guests or older children seeking a degree of independence. Externally, the property benefits from a large private rear garden measuring approximately 61' in length, a detached garage, and a generous front driveway.

Deynecourt Gardens is one of Wanstead's most cherished residential roads, renowned for its tree-lined streets, well-kept period properties, and strong sense of community. The Nightingale Estate itself enjoys an enviable position close to both the leafy open spaces of Epping Forest and the family-friendly Christchurch Green. Residents benefit from excellent transport links, numerous local amenities, and a year-round calendar of community events such as the Wanstead Festival and farmers' markets. The area strikes a perfect balance between suburban tranquillity and urban convenience, making it one of East London's most desirable addresses for families and professionals alike.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: E (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for

guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.