



Nightingale Lane, Wanstead

Offers In Excess Of £485,000 Freehold

- End terraced house
- Wanstead 'Village' location
- Fitted wardrobe space
- Gated frontage
- 0.2 miles to Wanstead High Street
- Two bedrooms
- Open plan living space
- Chain free
- 0.3 miles to Snaresbrook Station

Centrally positioned within the heart of the 'Wanstead Village' sits this unique and gated two bedroomed end terraced house, within close proximity to both Snaresbrook Station (0.3 miles) and Wanstead Station (0.4 miles).

This peaceful and extremely popular location is a short walk from the beautiful Christchurch Green and ever popular Wanstead High Street (0.2 miles), which offers an array of local shops, cafes, and eateries. This house is one of just three properties found in this quaint development and can only be accessed via a security gate.

Stepping directly into the home through your own private entrance and avoiding any hassle sometimes associated with communal hallways, you will discover two bedrooms on the ground floor that both have the practical advantage of fitted wardrobes. There is also a fully tiled bathroom with an over bath shower and an additional sink in the larger bedroom.

Venturing upstairs, which gives a great sense of space, you are greeted with a stunning open plan living area that is beautifully light thanks to the two large windows and four stylish skylights. The lounge and kitchen areas are creatively separated with the help of a breakfast bar and subtle change of wood flooring in the lounge to a more practical solid tile for the kitchen. There is plenty of work surface and storage space, whilst the cream units contrast stylishly against the black work surfaces and bronze mosaic tiled splash back.

The living area is a good size to accommodate a couple of sofas as well as a dining space, whilst the vaulted ceiling gives the whole room a sense of space and character.

EPC Rating: C74

Council

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person. Tax Band: D

Reception/Dining Room

20'2" x 15'5"

Kitchen

15'3" x 7'8"

Bedroom

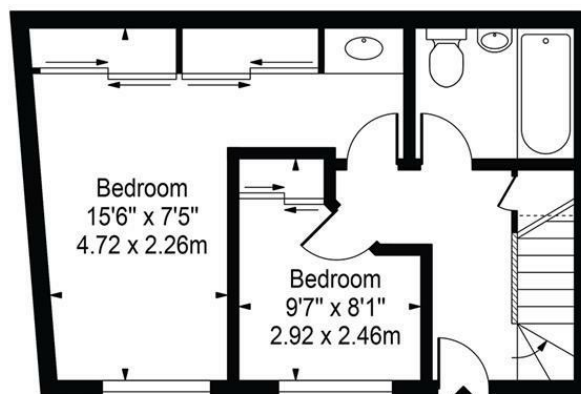
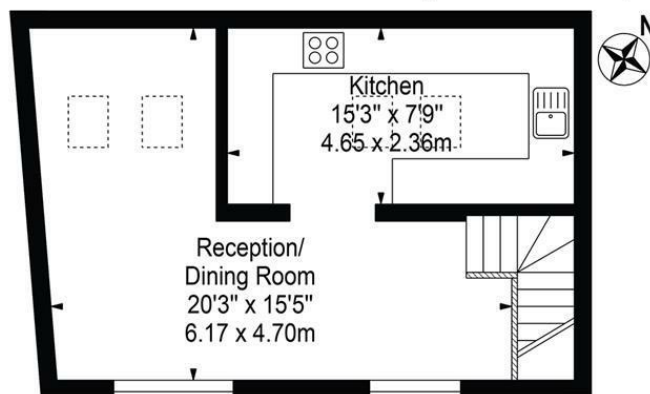
15'5" x 7'4"

Bedroom

9'6" x 8'0"

Nightingale Lane

Approx. Gross Internal Area 724 Sq Ft - 67.26 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.