



Directions

Viewings

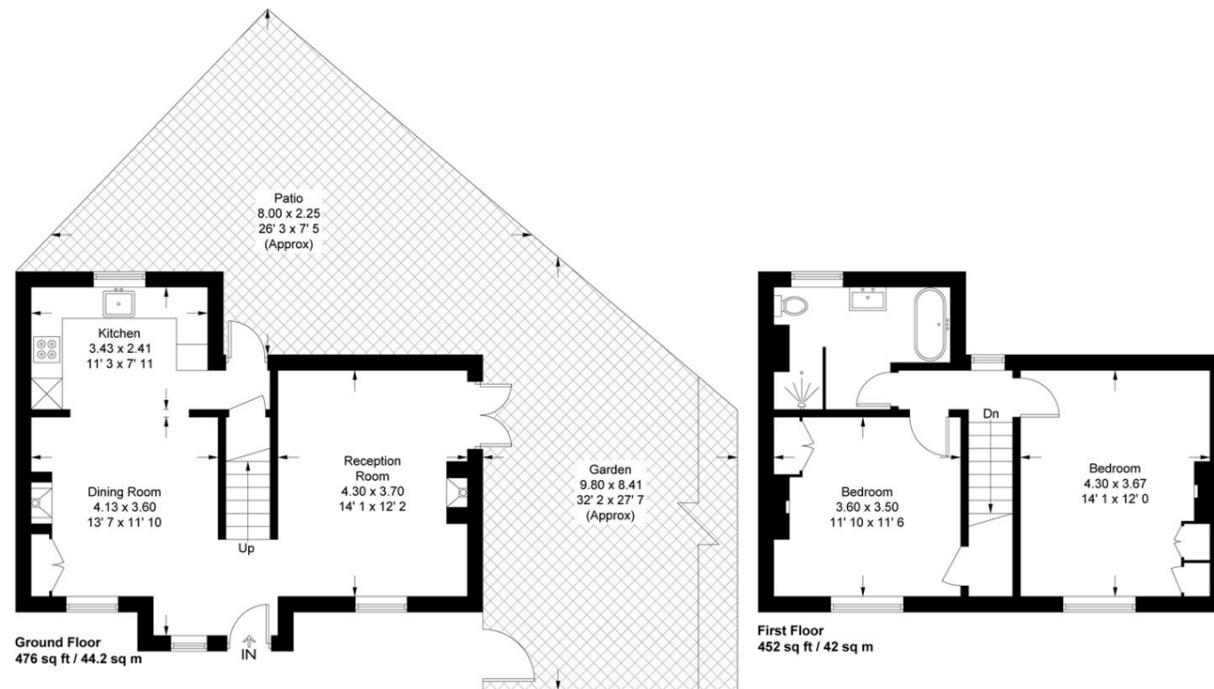
Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating

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

Nightingale Lane

Approximate Gross Internal Area = 928 sq ft / 86.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



112 Nightingale Lane, Wanstead, E11 2EZ

Offers In Excess Of £835,000

- Beautiful double fronted Victorian cottage
- Located in the heart of Wanstead Village
- Gated parking with electric car charging point
- Planning granted for ground floor extension (Redbridge planning Ref: 3610/22)
- Close to Wanstead and Snaresbrook Station's
- Two double bedrooms
- Private, landscaped South/Westerly garden with side access
- Formal reception and dining room with wood burners
- Large family bathroom with freestanding bath and shower
- 0.3 Miles to Wanstead High Street

112 Nightingale Lane, Wanstead E11 2EZ

SOLD BY PETTY SON AND PRESTWICH Petty Son and Prestwich are pleased to offer for sale this beautiful double fronted, semi-detached character property positioned in the heart of Wanstead Village, a stone's throw from leafy greens, two Central Line Stations and fantastic schools.



Council Tax Band: C



Nestled within the heart of the 'Wanstead Village', located on the characterful Nightingale Lane, this property is well positioned for Wanstead High Street (0.3 miles) with its shops, restaurants and bars. Moments from stepping foot outside the property you have access to a smaller parade of shops on Nightingale Lane as well as the incredibly popular The 'Duke' and 'Nightingale' pubs, the latter of which is opposite a small leafy green. The property is also within walking distance of both Snaresbrook and Wanstead tube station (0.4 and 0.6 miles) and a fantastic range of good and outstanding schools including Nightingale Primary, Snaresbrook Primary and Wanstead Church School.

The home is beautiful both outside and in, starting with an exposed, double fronted brick façade and attractive sash windows, all framed by wrought iron railings. The charm continues inside with a semi-open ground floor space offers two characterful receptions connected by an elegant and understated modern kitchen housing a range of appliances including double ovens, fridge/freezer, washing machine and induction hob with overhead extractor. A richly coloured herringbone patterned floor covers the entirety of the ground floor living area which sits comfortably alongside the soft pastel coloured walls. Both the dining and sitting room house central fireplaces with wood burners inset providing a wonderful cosy feel during the evenings when the nights draw in, whilst large windows to the front and back flood the home with natural light, providing an airier, lighter, brighter feel throughout the day.

To the first floor there are two well proportioned double bedrooms, both with plenty of room for storage, sash windows and period style radiators, and a generous family bathroom housing a freestanding bath, wet-room style shower and rain shower. The fabulous landscaped garden to the rear faces the ideal direction of South/West allowing the garden to fully benefit from the majority of sun throughout the year, from the afternoon to the late evening. A large patio accessed from the centre of the home between the living room and kitchen, benefitting from outside lights and veranda, provides an ideal entertaining spot. This extends to a larger patio where double doors provide gated off road parking complete with electric car charging

point, leading to a well maintained lawn edged with attractive raised beds. The home also has planning granted for a ground floor extension, adding an additional reception, bedroom or office.

Council Tax Band: C
EPC Rating: C76

RECEPTION ROOM
14'1" x 12'2"

DINING ROOM
13'7" x 11'10"

KITCHEN
11'3" x 7'1"

BEDROOM ONE
14'1" x 12'0"

BEDROOM TWO
11'10" x 11'6"