



134 Elmcroft Avenue, Wanstead, E11 2DB

Offers In Excess Of £710,000

- Three Bedrooms
- Separate Kitchen
- En-Suite Shower Room
- Side Access
- Snaresbrook Station (0.9 miles)
- Sitting/Dining Room
- Family Bathroom
- Pretty Rear Garden
- Off Road Parking

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SOLD BY PETTY SON & PRESTWICH Petty Son and Prestwich are pleased to offer for sale this attractive and well presented three bedroom/ two bathroom semi-detached family home perfectly positioned on the sought-after Nightingale Estate in Wanstead.



Council Tax Band: E



This double bayed family home enjoys the benefit of being within the catchment area of Nightingale Primary School, which has been rated 'Outstanding' by Ofsted. You are also within 0.9 miles and 1.1 miles of both Snaresbrook and Wanstead Central Line stations respectively as well as being within walking distance to Wanstead High Street, with its eclectic mix of restaurants, shops and bars as well as the beautiful Christchurch Greeen.

On approach, the driveway and smart frontage all help to create a welcoming first impression. Stepping inside, there is a handy hallway to store all of your coats and shoes and a downstairs toilet, which is ideal for guests. You then lead through to the spacious, dual aspect sitting/dining room which provides plenty of space for dining and relaxing, has a useful under-stairs storage cupboard and door leading into the garden. The kitchen is fitted with base and wall cabinets with integrated oven and hob whilst the breakfast bar provides space for casual dining.

Upstairs you will discover three bedrooms, the principle with fitted wardrobes and an en-suite shower room, which helps makes the family rush to get ready in the morning a little less stressful. A family bathroom fitted with a white suite completes the accommodation.

The garden commences with a patio area offering plenty of space for al-fresco dining whilst the remainder is laid to lawn with planting bed. The garden shed is handy for storing garden tools whilst the side access prevents taking garden waste through the home. The front driveway provides off road parking.

EPC Rating: C74

Council Tax Band: E

Reception Room

20'4" x 11'5"

Dining Room

12'2" x 7'10"

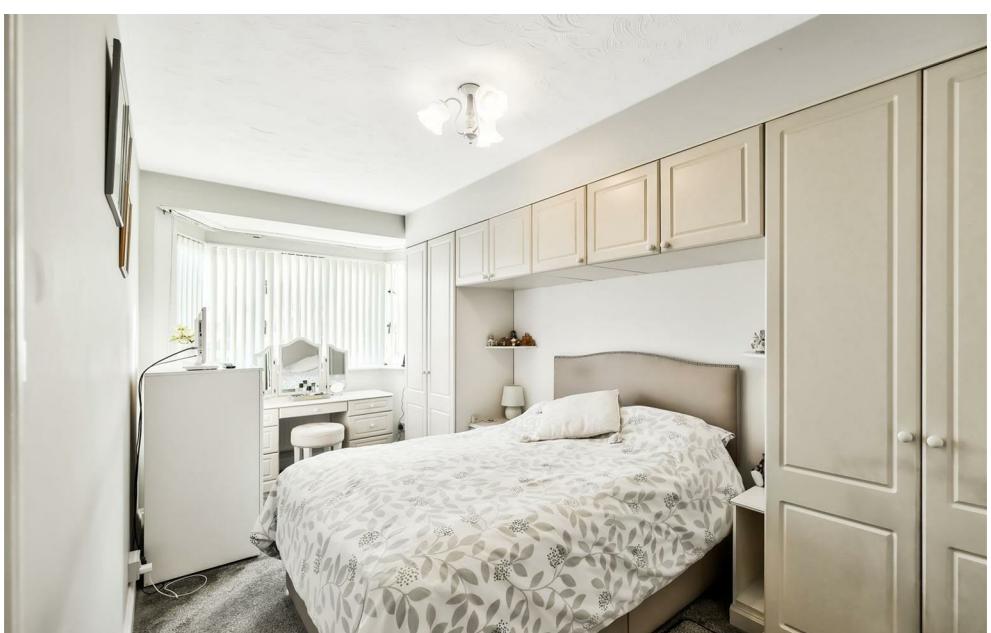
Kitchen

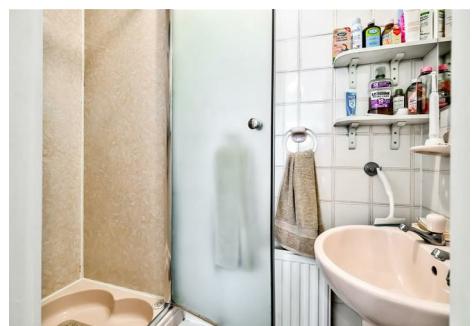
11'6" x 6'5"

Bedroom
16'2" x 8'5"

Bedroom
12'9" x 8'5"

Bedroom
10'7" x 5'10"



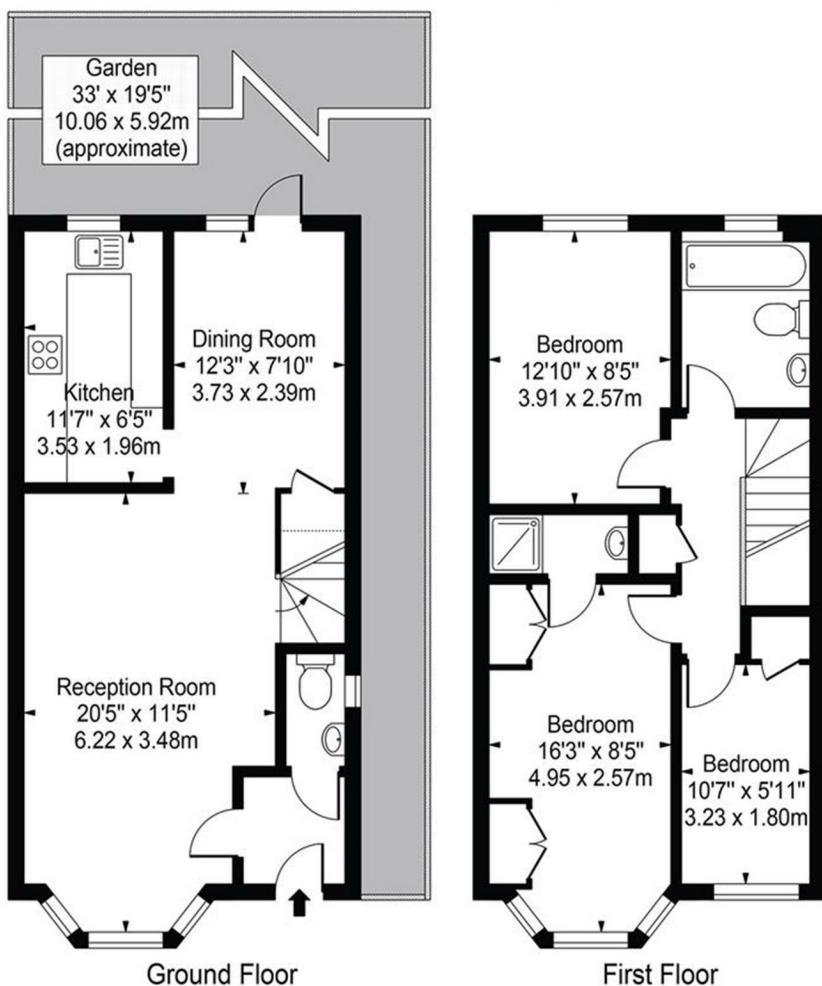




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Elmcroft Avenue

Approx. Gross Internal Area 940 Sq Ft - 87.33 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.