

# CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates have the pleasure in offering for sale this extended four-bedroom Victorian terrace house situated in a central Wanstead location close to the High Street with its shops, bars, restaurants and both Wanstead and Snaresbrook Central Line stations. The accommodation comprises of a spacious lounge with period style working fireplace, extended modern fitted kitchen/diner, ground floor w.c, three bedrooms and a modern fitted bathroom to the first floor, further double bedroom with en-suite shower room to the second floor, double glazing throughout, gas central heating and neatly maintained garden to the rear. An early viewing is strongly advised



**Chaucer Road**  
Wanstead, E11

**Offers in Excess of £799,995**  
**Freehold**

**Hallway:** Entrance via double glazed front door leading to enclosed porch, further wooden front door with frosted glazed inserts and sidelights to hallway, stripped, stained and polished original floorboards, stairs to first floor, coving to ceiling, radiator, power points, dado rail, two built-in storage cupboards, doors to:

**Lounge: 14'7 into bay window x 11'10:** Three light double glazed splay bay window to front, stripped, stained and polished original floorboards, power points, coving to ceiling, feature cast iron period style working fireplace with tiled hearth, radiator.

**Kitchen/Diner: 20'11 narrowing to 11'4 x 16'5 narrowing to 11'10:** Dining Area: Stripped, stained and polished original floorboards, radiator, power points, built-in storage units. Kitchen Area: Two double glazed windows to rear, double glazed French doors to rear, two bowl stainless steel sink unit with chrome mixer tap set into granite work surface with storage unit below, further range of bespoke "Farrow & Ball" painted matching base and wall mounted units, oak breakfast bar area, integrated "Miele" dishwasher, integrated low level fridge, freestanding "Smeg" six burner range cooker with electric oven and stainless steel cooker hood over, space and plumbing for washing machine and low level freezer, contemporary style wall mounted radiator, tiled flooring, power points, ceiling spotlights, large "Velux" skylight.

**Ground Floor W.C:** Low level w.c, wall mounted wash hand basin with chrome taps and tiled splashback, radiator, ceiling spotlights, tiled flooring.

**First Floor Landing:** Power points, stairs to second floor, doors to:

**Bedroom Two: 14'3 into bay window x 9'9:** Three light double glazed splay bay window to front, radiator, power points, ceiling spotlights, coving to ceiling, space for a double bed and wardrobe/storage options.

**Bedroom Three: 12' x 9'9:** Double glazed window to rear, power points, radiator, ceiling spotlights, space for a double bed and wardrobe/storage options.

**Bedroom Four: 7'4 x 7'3:** Double glazed window to front, power points, radiator, coving to ceiling, ceiling spotlights.

**First Floor Family Bathroom: 8'0 x 7'4:** Frosted double glazed window to rear, low level w.c, pedestal wash hand basin with chrome taps, panelled bath unit with chrome mixer tap and shower attachment with tiled surround, radiator, stripped, stained and polished floorboards, unit housing "Worcester" gas fired combination boiler, ceiling spotlights.

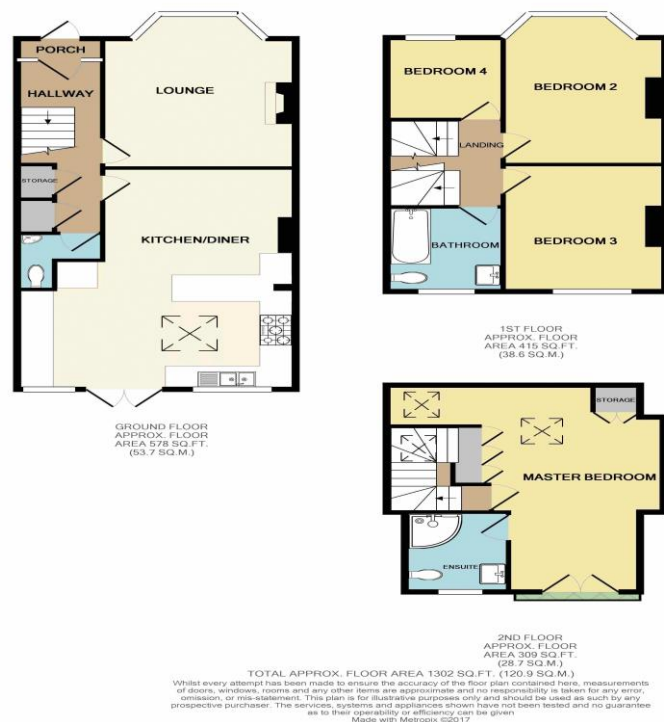
**Second Floor Landing:** Ceiling spotlight, skylight, door to:

**Master Bedroom: 19'7w x 15'7 narrowing to 7'8:** Two skylights to front, double glazed doors to rear with Juliet balcony overlooking garden and views beyond, ceiling spotlights, radiator, power points, access to eaves storage area, range of built-in wardrobes and storage units, door to:

**En-Suite Shower Room: 6'9 x 6'3:** Frosted double glazed window to rear, low level w.c, generous built-in shower cubicle, vanity wash hand basin with chrome mixer tap and storage below, tiled flooring, radiator, shaver points, ceiling spotlights, extractor fan, tiled walls.

**Exterior: Rear Garden 44' x 18'9:** To the front there is a black & white tiled pathway with shrubs surrounding. The rear garden commences with a generous decked entertaining area with the remainder being laid to lawn with mature flowers and shrubs surrounding. There is a further patio seating area, shed and external hot and cold water taps.

**TOTAL APPROX. FLOOR AREA. 1302 SQ.FT (120.9 SQ.M.)**



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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