



 **3**
Bedrooms

 **1**
Bathroom



GUIDE PRICE £785,000 - £825,000

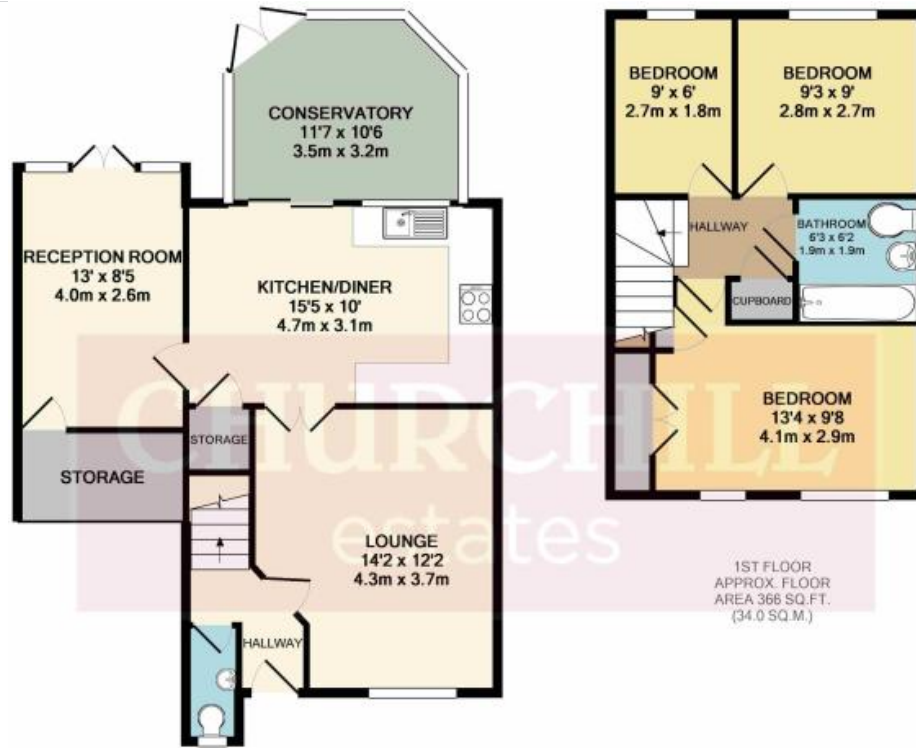
OPEN HOUSE EVENT SATURDAY 25TH MARCH 2023

11:30AM - 12:30PM

BY APPOINTMENT ONLY

Friend & Farrelly Property Services Are Proud To Offer This Beautiful Picturesque Link Detached Property In The Heart Of Wanstead. As You Enter This Stunning House You Are Greeted With A Light Entrance Hallway Leading To The Spacious Living Room, Large Kitchen Diner, Second Reception Room (Converted Garage), Downstairs Cloakroom And Conservatory Which Leads To Rear Garden. On The First Floor The Property Has Two Large Double Rooms And A Further Large Single Room And A Family Bathroom. The Property Also Has A Drive For One Car.


The Property Is To Be Sold With No Onward Chain.



GROUND FLOOR
APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Victory Road, Wanstead

