



Lorne Gardens, London, E11

BUTLER & STAG





**GUIDE PRICE £900,000 - £950,000.**

**A well-presented 1930s semi-detached home in the highly sought-after Nightingale Estate set on a charming, tree-lined road.**



## Freehold

- Sought After Nightingale Estate
- 15 Minute Walk To Wanstead Underground Station
- Downstairs W/C
- Catchment Area To Nightingale Primary School
- Gated Side Access
- Bi-Folding Doors To Rear Garden
- Loft Room With En-Suite
- Good Decorative Order Throughout

Lorne Gardens is a wide, tree-lined, picturesque road in the heart of the Nightingale Estate, Wanstead.

Upon entering, you are welcomed by a bright and modern hallway featuring stylish tiled flooring, which leads you to the main living areas of the home. At the front, the 200 sq ft reception room offers a charming bay window and a fireplace as focal points. Moving towards the rear, the property has been fully opened up to create a spacious, family-friendly living area, ideal for entertaining, cooking, and socializing. Large bi-fold doors open onto a beautifully maintained 36ft private garden. At the garden's rear, accessible via side entrance, is a garage—perfect for storage or off-street parking.

On the first floor, there are three bedrooms and a family bathroom. Both double bedrooms feature mirrored built-in wardrobes.

Finally, on the second floor, within the converted loft space, is the 230 sq ft master bedroom. It includes an en-suite bathroom with a walk-in shower, WC, and hand basin, as well as ample storage in the eaves.

Living in Wanstead offers a perfect balance of suburban peace and city convenience. This picturesque area in East London is known for its tree-lined streets, charming Victorian and Edwardian homes, and an abundance of green spaces like Wanstead Park and Epping Forest. The community has a welcoming, village-like feel, with a bustling high street that boasts independent shops, cafes, and restaurants. Families are drawn to the area for its excellent schools and safe, friendly environment. With the Central Line station in the heart of the town, commuting to central London is quick and easy, making it an ideal location for those who want a tranquil lifestyle without sacrificing urban connectivity.









## Lorne Gardens

Approx. Gross Internal Area 140.5 sq. metres 1512.1 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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