



Total Area: 171.1 m<sup>2</sup> ... 1842 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.



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	



## ELLESMERE CLOSE, SNARES BROOK

### Offers In Excess Of £1,400,000 Freehold

### 5 Bed House - Detached



#### Features:

- Four Bed House with an Annexe to the Side
- Large Reception
- Stunning Rear Garden
- Downstairs WC
- Large Unconverted Loft
- Parking for Two Cars
- Annexe Can be Used Separately
- Wanstead location
- Close to Snaresbrook Station

A wonderful, four bedroom detached family home, with off street parking for two cars and a secluded tranquil garden. Possibilities for multigenerational living are endless, due to the adjoining annex and potential for upwards loft development.

In just a few minutes on foot you'll be at Leyton Flats, gateway to the expansive Epping Forest. Various paths and cycleways will lead you further on into the forest or take a shorter route to the popular boating lake at Hollow Ponds.

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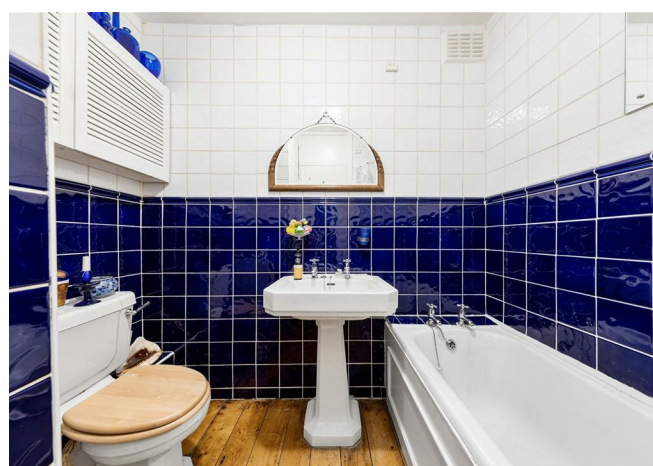
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#### IF YOU LIVED HERE...

After hanging your coat in your huge entrance hall, you'll pass the handy cloakroom WC and step into an enormous, 320 square foot reception room. There's smooth engineered hardwood underfoot, a stone clad fireplace, granite hearth and a huge bow window with patio doors giving on to your garden. The blonde, timber flooring continues next door in your kitchen, everything also bathed in natural daylight from the dual aspect windows and patio doors. The light hardwood cabinets contrast perfectly with the black marbled countertops, integrated double chef's oven and microwave.

Out into that beautiful split level garden now, where dense green foliage provides screening and privacy. The upper section has a lovely patio with plenty of space for garden furniture and flowery pots, whereas the lower level is all lush green lawn. Back inside and upstairs you'll find four bedrooms. Your principal sleeper is to the rear, with a private balcony overlooking the garden, while the second spacious double overlooks the front of your property through a bright bay window. Both rooms have built in storage and artfully distressed timber floorboards. Completing the storey are two further bedrooms and a classic family bathroom, with more of that distressed timber flooring and glossy navy and white tilework.

The original garage has been converted and extended upwards to provide a two storey annex that has its own entrance hall and offers another complete home, independent of the main house. On the ground floor you'll find a spacious kitchen, with plenty of

cabinets and light engineered flooring that leads through to a 180 square foot reception room. Here you have an ornate vintage fireplace and sliding patio doors into the garden. Take the stairs up to find a large double bedroom and another sizeable family bathroom with a shower over the tub.

Start your journey down your local High Street with a freshly made coffee and brunch at dog friendly coffeehouse, Bare Brew. There's a number of independent cafes, restaurants and bakeries along this road and at the other end you'll find Cardamom Room, a contemporary Indian fusion restaurant with some great vegetarian and vegan options. They also create elaborate cocktails and mocktails here, so it's a great place for date night. Your new local will be The Duke Wanstead a family friendly gastropub with regular live music events.

#### WHAT ELSE?

- Take the fast Central line from nearby Snaresbrook station for a twenty eight minute, door to door connection to London Liverpool Street.
- Local schools are chiefly excellent. Within a mile of your home there are ten primary and secondary schools, all with a rating of 'Outstanding' or 'Good' from Ofsted, and two independent schools, Forest School and Snaresbrook Prep.
- Already an expansive affair, this is a home that can meet your family's needs for years to come. Why not follow your neighbours' lead and extend your living space even further by developing upwards into the loft? (subject to the usual planning permissions).



#### A WORD FROM THE OWNER...

"Ellesmere Close is just five minutes walk from Snaresbrook Station and so has good links into the City and the Westend by Tube. It is also easy to access City and Heathrow Airport via DLR and Elizabeth Line. Easy access to Epping Forest which is just a couple of minutes walk, there is the park in the High Street and Wanstead Park is just a five minute drive where the bluebells have been glorious this year. There are just sixteen houses in Ellesmere Close, so we all know each other either to talk to or just by sight in some cases."

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**Entrance Hall**  
8'5" x 7'1"

**Kitchenette**  
7'10" x 7'9"

**Reception Room**  
16'6" x 11'1"

**Entrance Hall**  
10'7" x 9'2"

**WC**

**Kitchen**  
14'6" x 10'5"

**Reception Room**  
20'2" x 16'1"

**Bedroom**  
18'10" x 7'10"

**Bathroom**  
11'0" x 6'5"

**Bedroom**  
7'7" x 4'10"

**Bedroom**  
11'0" x 10'6"

**Bedroom**  
12'7" x 10'7"

**Bedroom**  
9'3" x 8'9"

**Bathroom**  
7'4" x 6'3"



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