

# DURDEN & HUNT

INTERNATIONAL



## Eagle Lane, Snaresbrook E11

Offers Over £2,000,000

- Edwardian Features; Fireplaces, Cornicing, Bay Windows, High Ceilings
- Potential for Multi Generational Living
- Two Kitchens & Two Utility Rooms
- Approx 120ft Garden
- 3701 SQFT/343.8 SQMT including outbuilding
- 0.3 Miles To Snaresbrook Station & Short Walk To Wanstead Village
- Basement - 2.7m Height
- Large Well Proportioned Rooms, Including Multiple Reception Rooms
- Flexible Layout Dependent on Buyers Needs
- Cinema/Games Room and Second Kitchen

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Council Tax Band: F



Durden and Hunt welcome to the market this expansive Edwardian property in Snaresbrook that has made a wonderful family home for the current owners for the past 30 years.

Upon entry you are welcomed by a generous entrance hall with stunning Edwardian features and working fireplace.

Internally the property comprises three spacious floors and offers the option to customise and use as you desire. Due to its spacious and impressive layout, the home would perfectly lend itself towards multi-generational living.

The property is offered in a move in ready condition and has effortlessly combined the Edwardian charm with modern finishes. The property boasts period features throughout such as feature fireplaces, cornicing, original stained glass and bay windows. Bespoke features have been built in, such as custom fitted wardrobes and the basement kitchen.

The ground floor of this impressive property benefits from two large reception rooms, one of which offers access to the top terrace and garden and is complemented by an additional reception room with solid oak flooring, fireplace and original stained glass windows. A modern, open plan kitchen diner, cloakroom and separate utility room that provides access to the exterior completes the layout.

The basement level boasts 2.7m ceilings and features a second kitchen, large separate living room, both of which open onto a terrace and garden, there is also a substantial bedroom with custom fitted wardrobes. A cinema room, a contemporary family bathroom with walk in shower and another utility room optimises this space. We are advised that the smallest room to the front of the basement has hot, cold and waste supplies, so one

could consider a conversion to a home sauna or shower room, for example.

On the first floor five bedrooms, one with an en suite, and a further family bathroom can be found. There may be potential to extend further into the substantial loft in order to add an additional bedroom & en-suite (subject to planning)

Externally the property boasts off road parking and side access. To the rear an impressive multi level terracing area provides an ideal space for entertaining and leads to the approx. 120ft garden and an outbuilding.

Eagle lane is a quiet, leafy, no through road, the perfect setting for families. Wanstead's High Street provides a wide selection of independent alfresco restaurants, bars, coffee shops, boutiques, French artisan bakery, high welfare butchers and currently hosts a monthly market.

Wanstead and Snaresbrook areas are surrounded by Epping Forest one of the largest recreational areas in London and this property is notably nearby Eagle Pond and Hollow Pond, which is a boating lake.

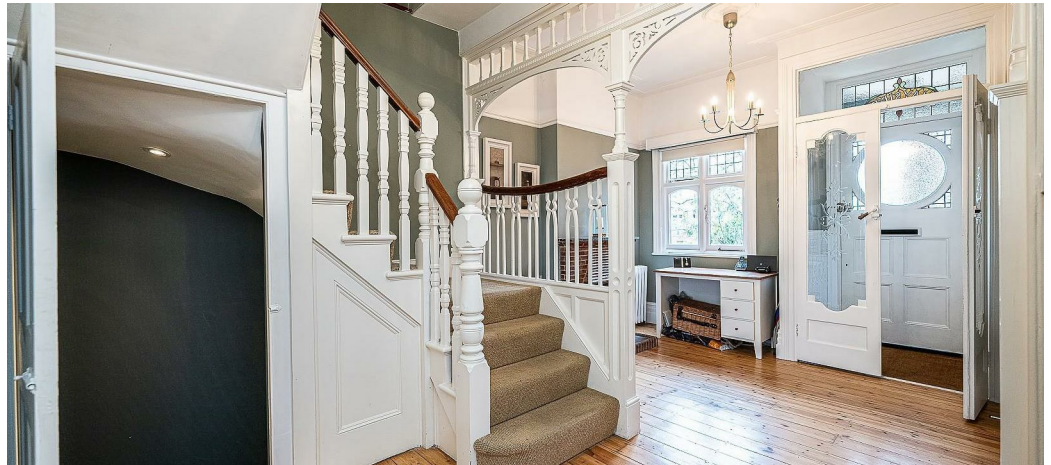
There is a selection of "Ofsted" good and outstanding schools in the surrounding areas including: Snaresbrook, Christ Church, Our Lady of Lourdes primaries and Wanstead High, Forest and Bancroft.

It also has excellent transport links including the A406, A12, M11 and both Wanstead and Snaresbrook's Central Line station's which provide direct access to the City and Central London.

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. A number of the points outlined were advised by the owner, buyers are advised to confirm these before purchasing. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.







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.



## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC