



THE FIRS ESTATE · A FAMILY HOME

Coppice Way

Space to grow, moments from the Central Line

Guide £900,000

• 4 Bedrooms

• 2 Receptions

• Garden, Garage & Parking

• London E18 2DU

I · Welcome

A home built for family life

Set on a quiet cul-de-sac within the highly sought-after Firs Estate, this exceptional four-bedroom family home offers the perfect blend of space, style and location.

Designed with modern family life in mind, the property has expansive open-plan living areas that flow beautifully for both everyday living and entertaining, while large windows invite natural light throughout.

4
BEDROOMS

2
RECEPTIONS

1
BATHROOM

E18
POSTCODE





II · Living

Rooms that flow, light that lingers

The reception spaces open into one another, giving families room to gather and to retreat. Deep bay windows and generous proportions carry natural light from front to back through the day.

It is a home that works as easily for a quiet evening as it does for a house full of friends.



CONTINUED · OPEN-PLAN LIVING

One connected space for everyday life and entertaining

III · The Kitchen

Marble tops, a family heart

A crisp, contemporary kitchen sits at the centre of the home, with pale cabinetry, marble-effect worktops and a warm accent splashback that lifts the whole room.

There is space to cook, to gather and to spill out towards the garden, exactly where a family kitchen should be.







PRINCIPAL BEDROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



HOME OFFICE



FAMILY BATHROOM



IV · Bedrooms

Four rooms, endless flexibility

Upstairs, four generous bedrooms provide flexibility for growing families, home offices or guest accommodation — light, calm and comfortably proportioned.

A well-appointed family bathroom serves the floor.



CHAPTER V · THE GARDEN

A private retreat for children to play and parents to unwind



TOTAL: 1396 sq. ft, 130 m²
 Ground floor: 775 sq. ft, 72 m², 1st floor: 621 sq. ft, 58 m²
 EXCLUDED AREAS: PORCH: 17 sq. ft, 2 m², GARAGE: 124 sq. ft, 12 m², WALLS: 131 sq. ft, 11 m²

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



THE DETAIL

Floor plan & particulars

- Semi-detached family house on the Firs Estate
- Four bedrooms over two floors
- Two interconnecting reception rooms
- Contemporary kitchen with marble-effect worktops
- Family bathroom plus ground-floor convenience
- Private rear garden
- Off-street parking and a garage
- Reference CH0114 · Guide Price £900,000

VI · The Location

Where this home truly shines

Outstanding local schools are close by, making the morning run effortless, while the Central Line provides swift, direct connections into The City and beyond.

Everyday essentials and indulgent treats are moments away — from Waitrose and Sainsbury's to the independent shops, cafés, bars and restaurants of George Lane and Wanstead High Street.

Central Line

Direct to The City & West End

Schools

Sought-after catchment nearby

Firs Estate

Quiet cul-de-sac setting

George Lane

Shops, cafés & restaurants





exp

Arrange your viewing

A personal service, tailored to you

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