Total area: approx. 183.9 sq. metres (1979.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, ommison or mistatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Second Avenue

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908

Second Avenue, Manor Park

Asking Price £750,000 Freehold

- huge, five double bedroom family home
- Three bathroom and ground floor WC
- Kitchen Diner spanning 30'3 in depth
- Principal bedroom measuring 25'4 in depth
- Extended to offer approximately 1,979.6 square foot of accommodation
- Cellar housing a utility room
- 0.6 Miles walk from the Elizabeth Line
- Dedicated home office on the first floor

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Second Avenue, Manor Park

Petty Son & Prestwich are delighted to present this exceptional five-bedroom Victorian family home. Beautifully extended and meticulously updated, this property seamlessly combines timeless period elegance with the finest in contemporary living.

5 | 3 | 3 | C | Council Tax Band: D

Situated on the highly sought-after Second Avenue, just off Romford Road and High Street North, the home offers an enviable balance of city connectivity and open green space. Residents will enjoy excellent transport links via Woodgrange Park, Wanstead Park, and Manor Park (Elizabeth Line) stations, while the scenic expanses of Plashet Park and Wanstead Flats are just a short stroll away. An imposing Victorian facade and an elegant bay window create an immediate impression.

Upon entering, you are welcomed by a bright hallway featuring a beautifully lit staircase. This leads into a generous front lounge, boasting a large bay window, high skirting boards, solid wood flooring, and a crisp, modern decorative finish. Directly behind sits a versatile second reception room, perfectly suited as a children's playroom, formal dining room, or a ground-floor guest bedroom.

To the rear lies the heart of the home: a spectacular, extended kitchen and dining area. Flooded with natural light from multiple skylights and modern bi-fold doors with underfloor heating throughout, this space is designed for both effortless entertaining and daily family life.

The kitchen itself is a chef’s delight, thoughtfully designed with, sleek dove grey cabinetry and full-height cupboards to maximize storage. Premium dark granite worktops contrasted by a vibrant blue glass splash back and a classic butler sink with breakfast bar area. A clever side-return extension also accommodates a, contemporary downstairs WC.

The first-floor hosts three well-proportioned double bedrooms. The primary bedroom on this level features fitted wardrobes and a fully tiled, en-suite bathroom with underfloor heating. The rear bedroom enjoys elevated views over the garden.

Ascending to the top floor, the quality of craftsmanship continues with a solid wood staircase featuring black steel spindles and a dark stained pine balustrade, perfectly mirroring the character and finish of the lower levels. This impressive loft conversion serves as a spectacular principal suite, complete with multiple skylights, extensive eaves storage, and a useful dressing area. It is served by an additional contemporary bathroom with underfloor heating. The fifth bedroom, currently utilized as a home office, offers the ideal, quiet sanctuary for those working from home.

Adding immense practical value, the property includes a functional basement currently operating as a dedicated utility hub, housing the boiler system, washer/dryer, and an additional utility sink. The beautifully landscaped rear garden completes this magnificent home. Offering a completely private retreat, it features a pristine lawn, mature borders, and a spacious patio area tailored for alfresco dining. It is the perfect spot to unwind on weekends or host summer barbecues.

This extended Victorian home is the ultimate haven for a growing family and an absolute dream for those who love to entertain.

EPC Rating: C74
Council Tax Band: D
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
12'1" x 11'6"

Dining Room
12'4" x 11'5"

Kitchen/Diner
30'3" x 10'11"

Bedroom
13'8" x 11'4"

Bedroom
10'10" x 11'5"

Bedroom
16'4" x 10'11"

Bedroom
25'4" x 16'4"