



Total area: approx. 151.3 sq. metres (1629.1 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, omission or misstatement. 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.

Woodlands Avenue



Woodlands Avenue, Aldersbrook

Asking Price £950,000 Freehold

- Large, Semi-detached Edwardian home
- Three bedrooms
- Period features throughout
- Potential to extend into the loft and rear (STPP)
- 0.3 Miles to Aldersbrook Primary School
- In need of modernisation
- Rear access directly into Wanstead Park
- Side access
- Cellar with good head height

Woodlands Avenue, Aldersbrook

SOLD BY PETTY SON & PRESTWICH Offering an increasingly rare opportunity to create a substantial period residence to your own specification, Petty Son & Prestwich present to market this period residence backing onto Wanstead Park.

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 1

 2

 E

Council Tax Band: E



Set within the sought-after Aldersbrook Conservation Area, on a picturesque road lined with elegant period homes, is this handsome Edwardian property, offering a rare opportunity to restore, reconfigure and extend to your own specification. Behind its impressive period façade, the house retains a wealth of original character throughout, yet requires updating. Original floorboards, decorative archways, curved walls and intricate plasterwork detailing are among the property's most notable period features, providing a wonderful foundation for a sympathetic restoration.

There is also excellent potential to enhance the existing accommodation with both a rear and loft extension, subject to the necessary planning permissions, creating a more contemporary family layout whilst retaining the grandeur and proportions of the original home.

The location is equally compelling. Wanstead Park is moments away, with the rear garden providing direct access into the park and one of its main entrances just 0.2 miles away. Wanstead Flats are also close by, while Aldersbrook is renowned for its strong community feel, excellent local amenities and outstanding Aldersbrook Primary School, just 0.3 miles away.

Wanstead Central Line station is approximately one mile on foot, whilst Manor Park Station, around 1.4 miles away, provides Elizabeth Line connections into Stratford and Liverpool Street.

The ground floor comprises an entrance porch and welcoming hallway, a formal sitting room with large bay window, a generous second reception/dining room measuring approximately 20'9" in width, and a kitchen to the rear.

The property also benefits from a generous cellar with good head height, offering further potential for useful storage or a utility space. The first floor provides three bedrooms, two of which are generous doubles with full runs of fitted wardrobes, alongside a generous family bathroom with sufficient space for both a separate bath and shower.

Outside, the good-sized rear garden features a raised patio leading down to a sunken lawn, creating a private and versatile outdoor space. A rear garage and large additional outbuilding provide valuable off-road parking and storage. The home is offered to market chain free.

EPC Rating: E46
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
15'3" x 13'12"

Kitchen
12'2" x 6'11"

Dining room
14'1" x 20'9"

Bedroom
16'6" x 11'7"

Bedroom
13'2" x 12'4"

Bedroom
9'9" x 8'10"