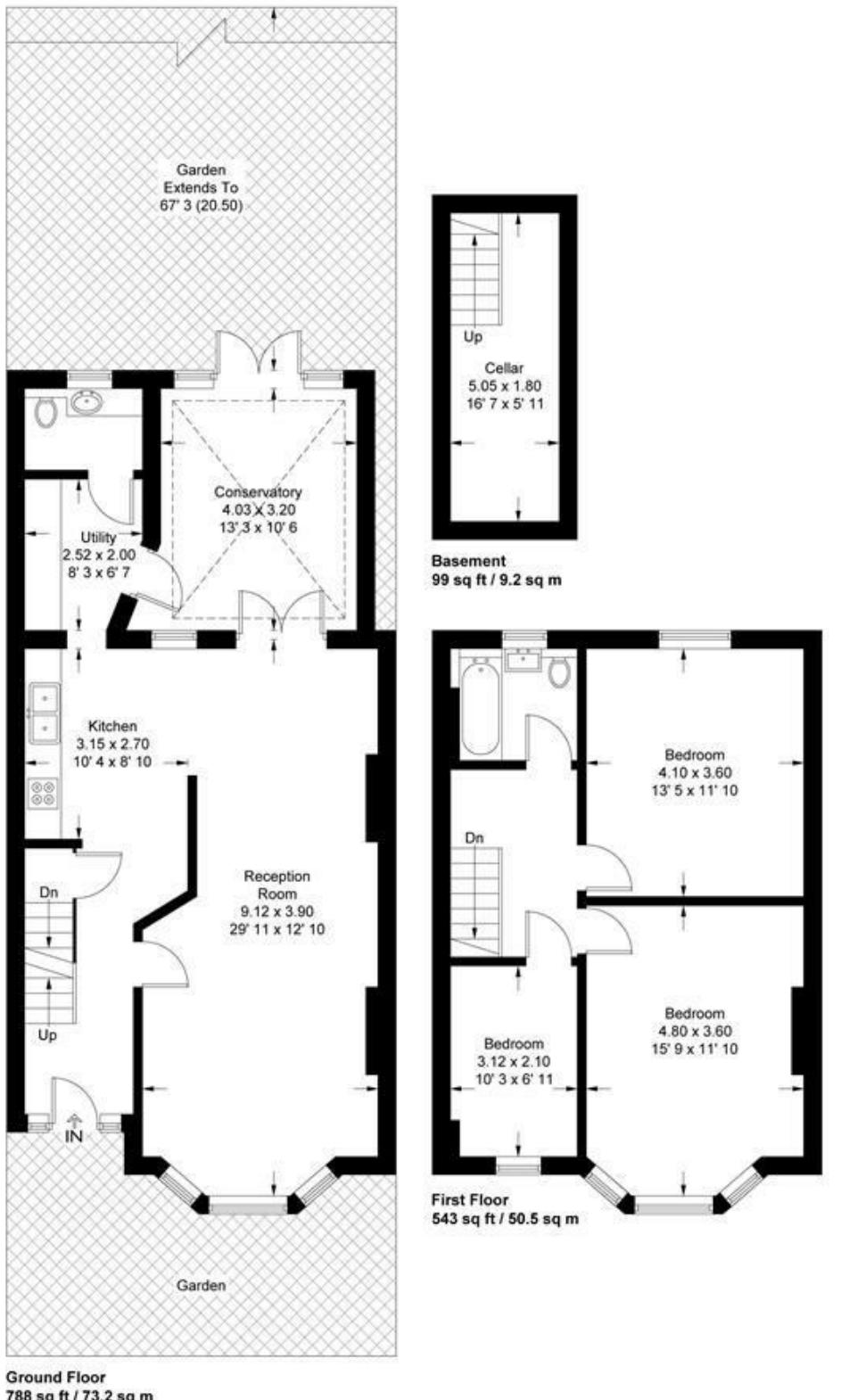


Wanstead Park Avenue

Approximate Gross Internal Area = 1430 sq ft / 132.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Wanstead Park Avenue, Aldersbrook

Offers In Excess Of £950,000 Freehold

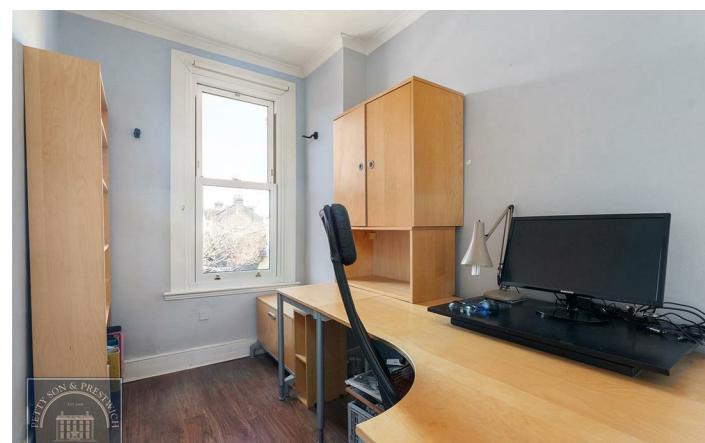
- Edwardian, terraced home
- Large reception room
- Wealth of original features
- 0.8 Miles to Manor Park Station
- Three bedrooms
- Utility room
- Basement
- 0.8 Miles to Aldersbrook Primary School

Wanstead Park Avenue, Aldersbrook

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are proud to offer this three bedroom terraced Edwardian home, boasting a wealth of period features. Equidistant from the Ofsted rated outstanding Aldersbrook Primary School and The Elizabeth Line (0.8 Miles)



Council Tax Band: E



Bordered by Wanstead Flats, the Southernmost boundary of Epping Forest, Wanstead Park, the extensive grounds once owned by the now long demolished Wanstead House, the Aldersbrook Conservation area is spoiled for choice when it comes to the beautiful, natural surroundings.

Commuting time has also been cut for many, thanks to The Elizabeth Line providing access to Liverpool Street in 14 minutes, or Paddington in just over 35 minutes, from Manor Park Station.

The through lounge has an impressive original fireplace with an abundance of original features including ornate plasterwork, high skirtings and ceiling roses. The lounge leads onto a light and airy conservatory which leads onto the low maintenance rear garden. The kitchen leads off of the lounge and there is a handy utility room and ground floor WC at the rear of the property, along with a good-sized cellar, which is perfect for additional storage.

To the first floor there are three ample sized bedrooms and a three piece white suite, family bathroom.

EPC Rating: D56

Council Tax Band: E

Reception Room

29'11" x 12'9"

Kitchen

10'4" x 8'10"

Conservatory

13'2" x 10'5"

Utility Room

8'3" x 6'6"

Cellar

16'6" x 5'10"

Bedroom

15'8" x 11'9"

Bedroom

13'5" x 11'9"

Bedroom

10'2" x 6'10"