



## Woodlands Avenue, Wanstead

£1,350,000 Freehold

- Semi-detached Edwardian home
- Fully extended and presented beautifully
- Elegant formal sitting room
- 1.5 Miles to Manor Park Station on the Elizabeth Line
- Cellar and ground floor W.C
- Direct access to Wanstead Park via secure, rear gate
- Large kitchen/diner/family space
- An abundance of original features
- Large family bathroom & en-suite to principal
- Landscaped rear garden with garage



Petty Son & Prestwich present to market this elegant four-bedroom Edwardian family home with garage, enviably positioned enjoying direct access via a private gate, and views over, the stunning Wanstead Park.

Approx. Gross Internal Area 1824 Sq Ft - 169.45 Sq M



For Illustration Purposes Only - Not To Scale

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.