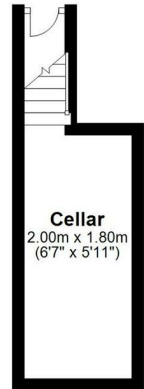
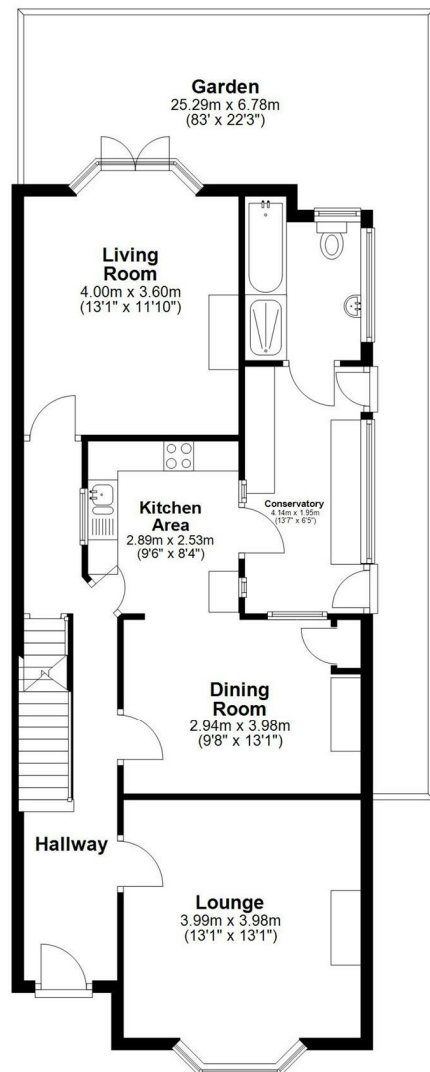


Basement
Approx. 8.7 sq. metres (93.7 sq. feet)



Cellar
2.00m x 1.80m
(6'7" x 5'11")

Ground Floor
Approx. 78.1 sq. metres (840.9 sq. feet)
(excluding Garden)



Garden
25.29m x 6.78m
(83' x 22'3")

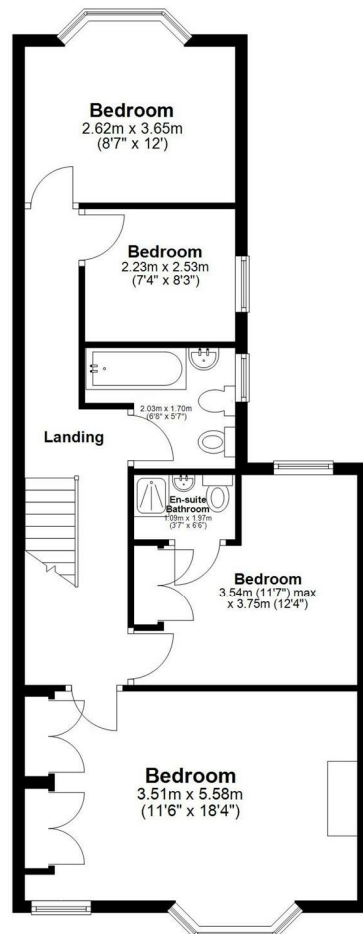
Living Room
4.00m x 3.60m
(13'1" x 11'10")

Kitchen Area
2.89m x 2.53m
(9'6" x 8'4")

Dining Room
2.94m x 3.98m
(9'8" x 13'1")

Lounge
3.99m x 3.98m
(13'1" x 13'1")

First Floor
Approx. 66.4 sq. metres (714.3 sq. feet)



Bedroom
2.62m x 3.65m
(8'7" x 12')

Bedroom
2.23m x 2.53m
(7'4" x 8'3")

Bedroom
3.54m (11'7") max
x 3.75m (12'4")

Bedroom
3.51m x 5.58m
(11'6" x 18'4")

Total area: approx. 153.2 sq. metres (1648.9 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.™

Wanstead Park Avenue



Wanstead Park Avenue, Aldersbrook, Wanstead

Offers In Excess Of £950,000 Freehold

- Four-bedroom Edwardian house
- Semi detached
- Two additional bathrooms
- 0.7 miles to Manor Park Station
- Sought after location
- Ensuite shower
- Three reception rooms
- West facing rear garden

Wanstead Park Avenue, Aldersbrook, Wanstead

Petty Son & Prestwich are delighted to present this charming and spacious four-bedroom semi-detached Edwardian home, ideally positioned with a West facing rear garden.

 4

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 3

 D

Council Tax Band: F



Surrounded by some of East London’s most beautiful green spaces, including Wanstead Flats, the Southernmost edge of Epping Forest, and Wanstead Park, the property enjoys a rare balance of tranquillity and convenience. Once part of the historic grounds of Wanstead House, the area is rich in heritage and character, making it a particularly desirable place to call home. The Aldersbrook Estate is renowned for its attractive Edwardian architecture, and this home is no exception.

Its striking double bay frontage and handsome brickwork provide immediate kerb appeal, blending seamlessly with the charm of neighbouring properties. While the property would benefit from some cosmetic updating, its generous proportions and well-balanced layout are clear from the moment you step into the welcoming entrance hall. The ground floor offers three substantial reception rooms, each with feature fireplaces, along with a kitchen leading to a utility room and a ground floor bathroom. There is excellent potential to extend and reconfigure the rear (subject to planning permission), creating an impressive open-plan family space. Upstairs, there are four well-proportioned bedrooms. The principal bedroom spans the full width of the house and benefits from two windows, including a large bay that floods the room with natural light. The second bedroom also features a bay window overlooking the rear garden, while the third bedroom includes an en-suite shower room. A separate family bathroom serves the remaining rooms. There is also scope to convert and extend the loft (STPP), offering further flexibility.

The West facing rear garden, currently overgrown, extends to over 80 feet approx and provides a fantastic opportunity to create a stunning outdoor space, whether for family use or as a beautifully landscaped English country garden. Conveniently located, the property is just 0.5 miles from Aldersbrook Primary School (rated Outstanding by Ofsted) and approximately 0.7 miles from Manor Park Station, where the Elizabeth Line offers fast and direct connections to Liverpool Street in around 14 minutes and Paddington in just over 35 minutes.

EPC Rating: D62
Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Lounge
13'1" x 13'1"

Dining Room
9'8" x 13'1"

Conservatory
13'7" x 6'5"

Kitchen Area
9'6" x 8'4"

Living Room
13'1" x 11'10"

Cellar
6'7" x 5'11"

Bedroom
11'6" x 18'4"

Bedroom
11'7" x 12'4"

Bedroom
8'7" x 11'12"

Bedroom
7'4" x 8'4"