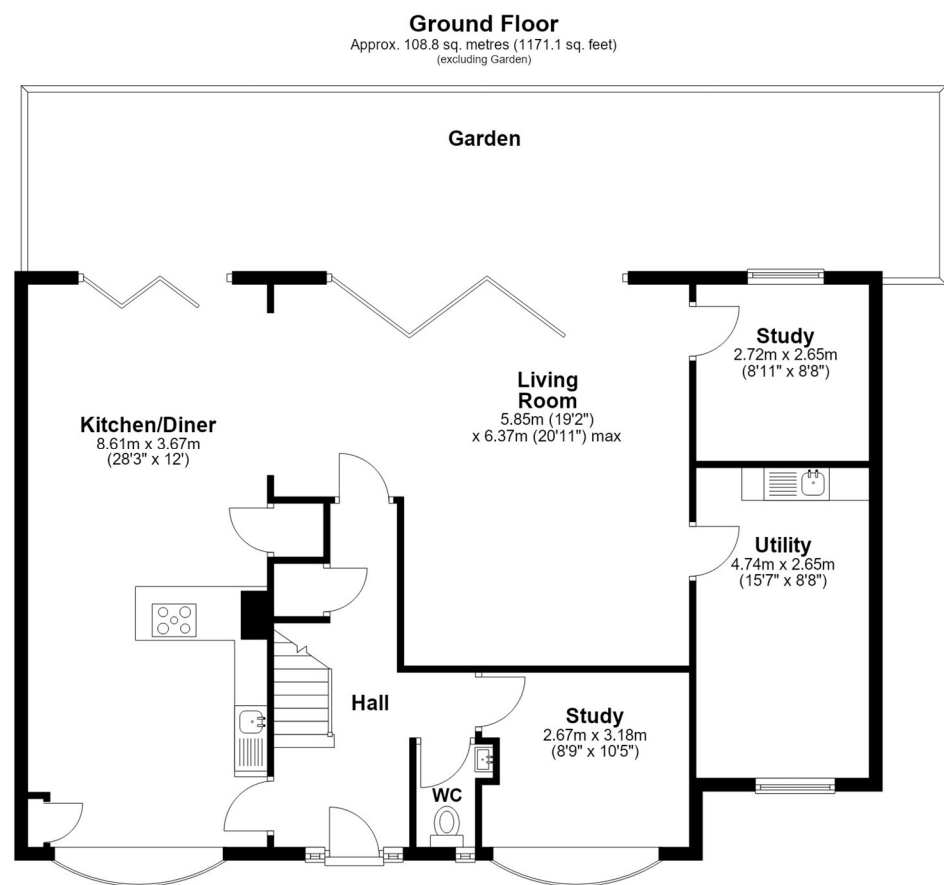
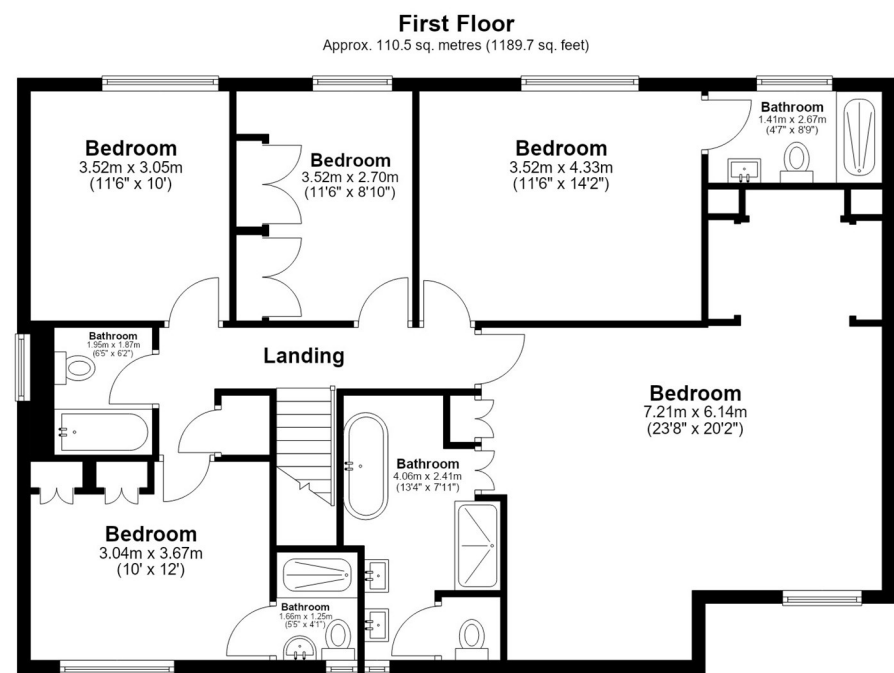




Total area: approx. 219.3 sq. metres (2360.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.



The Avenue, Wanstead

£2,150,000 Freehold

- Detached five-bedroom, four-bathroom family home
- Carriage driveway to the front, with additional driveway and double garage to the rear
- Substantial principal suite with dedicated dressing room and luxurious en-suite
- Exceptional open-plan living, kitchen and dining space with luxury kitchen and separate utility room
- Landscaped and walled south-easterly facing garden
- Approximately 2,361 sq ft of beautifully appointed living accommodation
- Situated on one of Wanstead's most prestigious roads
- Air conditioning to all bedrooms and the principal living area
- Planning granted for loft conversion (Redbridge Planning REF: 1437/26)
- Two dedicated home offices

The Avenue, Wanstead

Located on the prestigious Avenue in central Wanstead, Petty Son & Prestwich are delighted to offer this exceptional five bedroom, four bathroom detached home with double garage, carriage driveway and planning granted for a loft conversion.

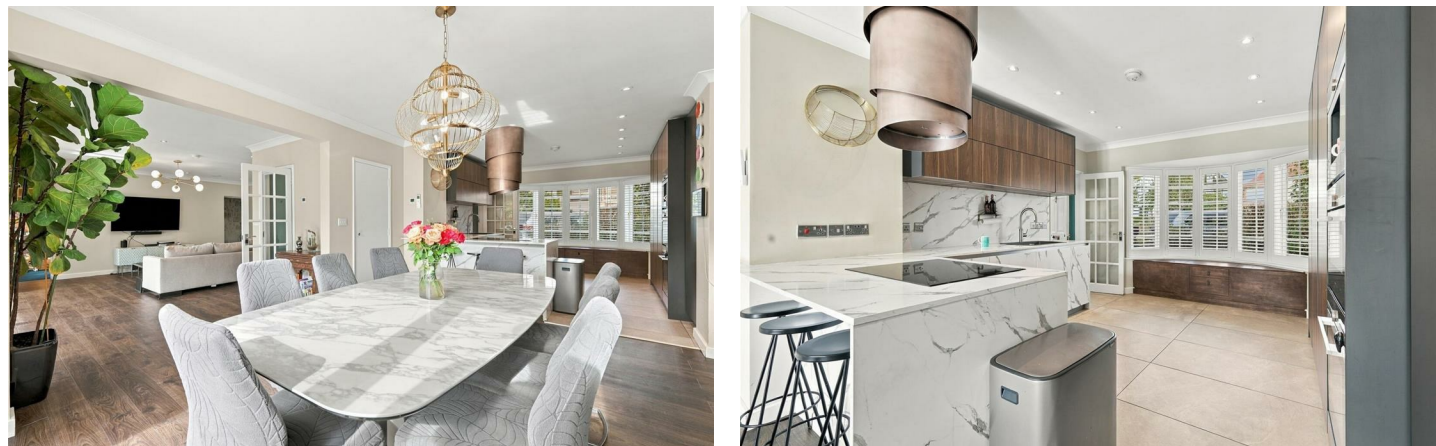
 5

 4

 2

 D

Council Tax Band: G



Positioned on The Avenue in the heart of central Wanstead, one of the area’s most sought-after addresses, this outstanding home occupies a particularly enviable position. Completely re-imagined and redesigned by the current owners, the property sits on a wide corner plot and benefits from the rare combination of a carriage driveway to the front, together with a double garage and further driveway to the rear. This provides generous parking for multiple vehicles, alongside valuable additional storage.

The attention to detail continues inside, where the house has been meticulously planned around the needs of modern family life. A spacious entrance hall provides an impressive introduction, with direct access to a guest cloakroom, dedicated storage for coats and shoes and a separate home office, creating practical spaces that are important to a busy household.

The real sense of scale becomes apparent towards the rear of the property, where the wide plot and favourable south-easterly aspect have allowed the owners to create an exceptional open-plan living, kitchen and dining space, beautifully filled with natural light. Two sets of bi-fold doors span the rear elevation, opening the principal living areas onto the walled garden beyond and creating a wonderful sense of continuity between the house and garden.

The dining and sitting areas flow naturally into the luxurious contemporary kitchen, which combines bespoke cabinetry with high-end appliances and is further enhanced by air conditioning and underfloor heating. A generous separate utility room sits conveniently alongside, providing valuable additional workspace while keeping the practical elements of family life discreetly away from the main reception areas.

A further versatile room leads from the principal reception and is currently used as a playroom. Equally well suited to a snug or home office, it currently offers useful space for younger children to remain close to the main living areas while having somewhere of their own.

Outside, the landscaped garden has been carefully considered as a natural extension of the living accommodation.

The patio sits flush with the floors of the principal living areas, creating a seamless transition between inside and out, while an impressive awning extends from the living room to provide shelter across the patio when entertaining. Raised and low-level borders, planted with a combination of grasses and established shrubs, introduce texture and seasonal interest while providing a gentle transition towards the surrounding lawn. High walls and established espaliers enclose much of the garden, creating a wonderfully private and secluded setting. A side gate leads conveniently back to the front driveway, providing easy access for the removal of garden waste or storage of bikes, while a further gate located at the rear of

the garden provides direct access to the double garage and rear driveway.

Upstairs, the accommodation continues with five individually styled, air-conditioned bedrooms, three of which benefit from their own en-suite facilities, while the remaining two are served by a stylish family bathroom. The principal bedroom is particularly impressive, spanning approximately 31 square metres and complemented by a dedicated dressing room and luxurious en-suite.

The en-suite bathroom has been finished to an exceptional standard, featuring twin sinks, a discreetly concealed W.C and a wet-room style shower, creating a wonderfully indulgent private space.

A further benefit is full planning granted to add a further generous double bedroom and bathroom into the existing loft space, allowing the new occupants to expand the accommodation immediately if desired.

EPC Rating: D62
Council Tax Band: G
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
19'2" x 20'11"

Kitchen/Dining Room
28'3" x 12'

Study
8'9" x 10'5"

Study
8'11" x 8'8"

Utility
15'7" x 8'8"

Bedroom
23'8" x 20'2"

Bedroom
11'7" x 14'2"

Bedroom
11'7" x 10'

Bedroom
9'12" x 12'