PETTY SON & PRESTWICH
EST.1908

Wanstead Park Avenue, Aldersbrook

Offers In Excess Of £980,000 Freehold

- Four-bedroom Edwardian home
- Four reception rooms
- 0.6 miles to the Elizabeth Line
- Cellar
- Sought after location
- Period features
- Downstairs toilet and utility room

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Equidistant from the outstanding Ofsted rated Aldersbrook Primary School and the recently opened Elizabeth Line (0.6 Miles), Petty Son & Prestwich are proud to offer this impressive, four-bedroom Edwardian home, boasting a wealth of fine period features.

Bordered by Wanstead Flats, the Southernmost boundary of Epping Forest and Wanstead Park, the extensive grounds once owned by the now long demolished Wanstead House, the highly desirable Aldersbrook Conservation area is spoiled for choice when it comes to the beautiful, natural surroundings. Commuting time has also been cut for many, with the Elizabeth Line providing access to Liverpool Street in 14 minutes, or Paddington in just over 35 minutes, from Manor Park Station.

Aldersbrook estate is predominantly made up of large, attractive Edwardian homes, and some, like this particular property, still enjoy many of the sought-after original features which create a feeling of period grandeur.

On approach, the bay windows, striking Edwardian brickwork, black and white checkerboard mosaic tiled pathway and the original stained glass front door are truly stunning and when stepping inside the large rooms and high ceilings continue that impressive feel. The ground floor accommodation is comprised of three formal reception rooms, a utility room and a breakfast/dining room that leads into a contemporary kitchen. The front reception room oozes grandeur thanks to the bay window, feature fireplace and ornate cornicing and ceiling rose.

The rear of the property is beautifully light thanks to the stylish sky lights in the rear reception and stunning glass roof that effortlessly connects the breakfast room and kitchen. A handy utility room, downstairs toilet and access to the basement complete the ground floor perfectly.

On the first floor, you will discover three double bedrooms and a fourth single bedroom. Two of the bedrooms benefit from fitted wardrobes and there is also a fully tiled family bathroom. The large, immaculate rear garden has been beautifully designed to create two spacious patio areas that encase a well nurtured lawn.

The rear patio features a stunning rockery filled with attractive shrubs and plants and there is a handy shed ideal for storage.

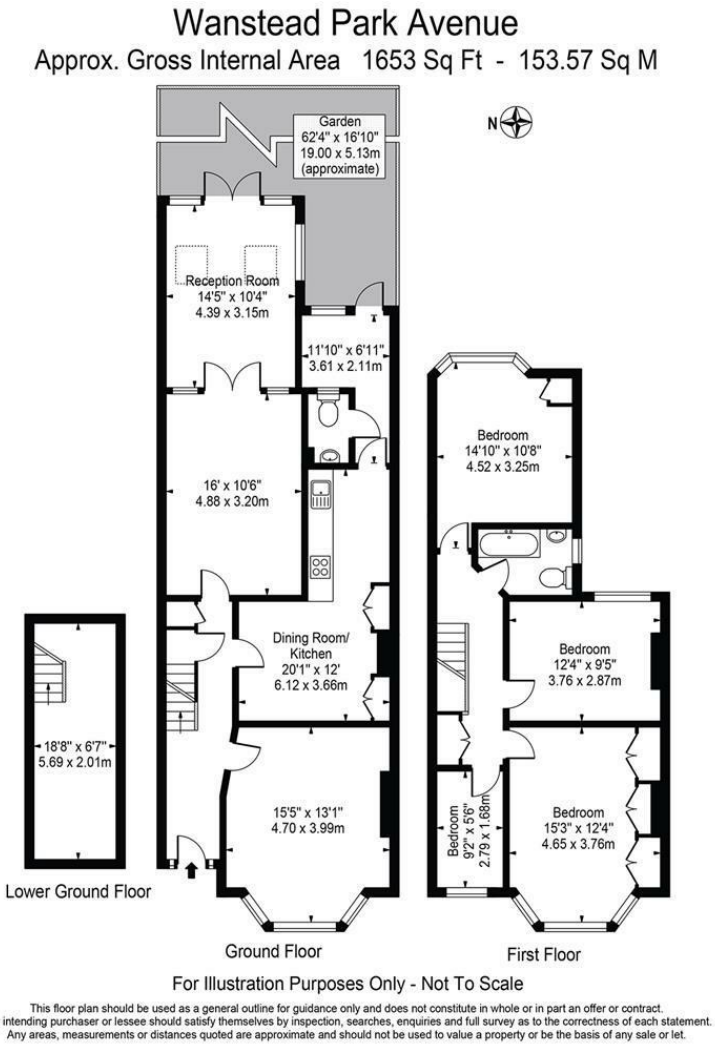
EPC Rating: C71
Council Tax Band: C

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

Reception Room
15'5" x 13'1"

Reception Room
14'4" x 10'4"

Dining Room/ Kitchen
20'0" x 12'0"



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.

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