

WANSTEAD PARK AVENUE, ALDERSBROOK

Offers In Excess Of £1,125,000 Freehold 4 Bed House - Semi-Detached



Features:

- Semi-detached Edwardian House
- Four Bedrooms
- Aldersbrook Conservation Area
- Potential to Extend
- West facing garden
- Catchment area for Aldersbrook 'Outstanding' school
- Close to Wanstead Park

A gloriously spacious and stately semi detached Edwardian villa, nestled in our coveted Aldersbrook Estate and surrounded by greenery. Inside you have the grand proportions of the period and a wealth of original features and vintage style.

As impressive as the original Edwardian proportions are, you have scope to extend further here, to the rear or into the loft, as some of your neighbours have done (subject to the usual permissions). A home that can grow with you and yours.

REQUEST A VIEWING
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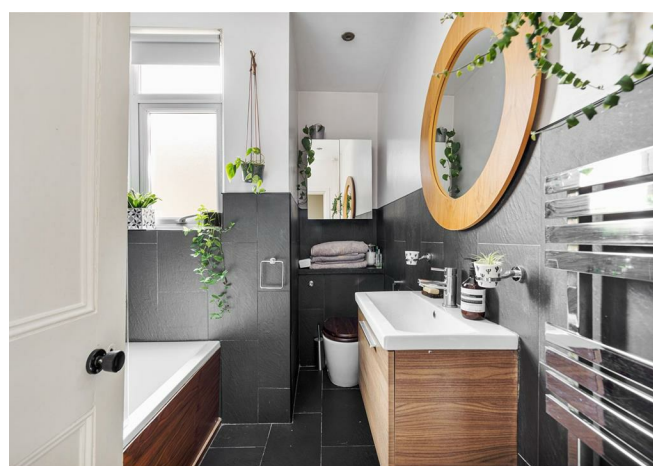
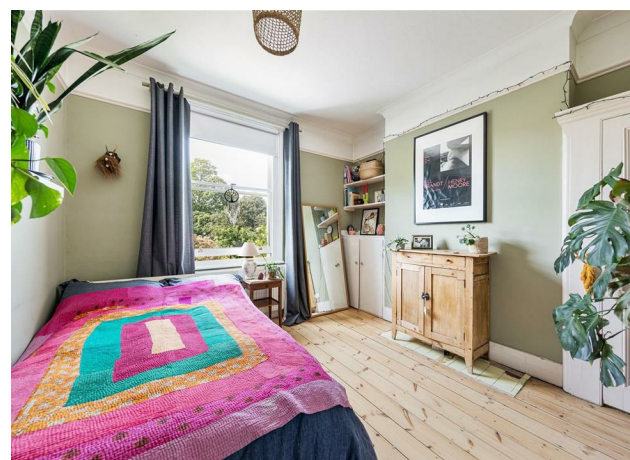
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IF YOU LIVED HERE...

Let's begin at the beginning with that large driveway and triumphant Edwardian frontage, perfectly presented with immaculate brickwork and perfectly preserved original mouldings. Step inside and the bar remains high, with artfully stained timber floorboards underfoot in your broad hall, and an open staircase rising ahead. Your main reception is on the left, a vast 225 square feet, naturally bright and brimming with still more vintage style.

Following the flow of your hallway round and you have a secondary reception, 120 square feet with French doors leading out to your wonderful garden. We'll head out there shortly. Next is your kitchen/diner, once again wonderfully spacious at 230 square foot, floored in slate grey with timber cabinetry. A utility room, WC and handy large lean to complete the ground floor, before we step outside into that wonderful garden.

It's a beauty. More than seventy feet in length, a splendidly sheltered patio and gravel area blends seamlessly into lush lawn, flanked by beds bursting with glorious lush greenery, ending in a nice bespoke seating area and all overhung with mature greenery.

A superb spot. Back inside, and upstairs your principal bedroom is a masterpiece, with more precious period floorboards, statement wallpaper and a lovely mint green colour scheme.

Next door your smallest bedroom is still a substantial eighty five square feet, while to the rear you have a pair of tremendous doubles, blessed with more vintage style, high ceilings, characterful colour schemes and views of your glorious garden. Your family bathroom finishes things in style, vertical slate letterboxes run from tub to ceiling and floor to shoulder. There's also a chrome heated towel rail and shower over the tub.

WHAT ELSE?

- As noted you're surrounded by greenery here, with the wild wide open space of Wanstead Flats just moments away. Perfect for morning runs and evening strolls. The blue waters of Heronry Pond and Alexandria Lake are all also within easy reach.

- Parents will be pleased to find ten 'Outstanding' or 'Good' primary/secondary schools all less than ten minutes away on foot.

- Manor Park station is a leafy green half mile stroll away, for rapid Elizabeth line connections to the City and West End.



A WORD FROM THE EXPERT...

"Manor Park is a unique, eclectic area, packed with Victorian tree lined streets. There's a choice of great gastro pubs like TheForest Tavern and The Golden Fleece and to the north of the area, opens up to the green space of Wanstead Flats, a serene getaway leading away from the hustle and bustle of urban life up into Epping Forest. Wanstead Park itself, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history.

"The area also offers a vast array of transport links such as the Overground and Tube, and this has recently been vastly improved with the Elizabeth Line opening, offering swift transport across Central London and even out to Heathrow Airport.

JOSEPH EARNSHAW
E12 BRANCH MANAGER

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Reception Room

15'7" x 15'0"

Kitchen/Diner

18'0" x 12'11"

Reception Room

12'0" x 10'4"

Bedroom

12'7" x 6'6"

Bedroom

15'6" x 13'6"

Bathroom

6'5" x 5'11"

Bedroom

12'0" x 12'0"

Bedroom

12'0" x 11'4"

Cellar

19'5" x 6'5"

WC

9'9" x 7'1"

Garden

72'2" x 26'2"



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