

WANSTEAD PARK AVENUE, ALDERSBROOK

Offers In Excess Of £1,250,000 Freehold

4 Bed House



Features:

- Four Bedroom Period House
- Period Features such as Corning, Floorboards and Cabinetry
- Original Restored Ornate Staircase and Spindles
- Large Kitchen Diner with Conservatory
- Utility Room and Downstairs WC
- Insulated Loft Room ready for a Loft Conversion
- Private Rear Garden
- A Short Walk to Wanstead Park and Wanstead Flats
- Spacious Dry Cellar (ideal for wine storage)
- Close to Manor Park Station (Elizabeth Line)

An expansive four bedroom family home, with the generous proportions and artfully preserved ornate features of the period. You have a conservatory, cellar, skylit loft room and substantial rear garden. All just moments from Wanstead Flats.

Already insulated, skylit and boarded, there's scope here to develop your loft still further, potentially adding a whole new storey (subject to the usual permissions).

REQUEST A VIEWING
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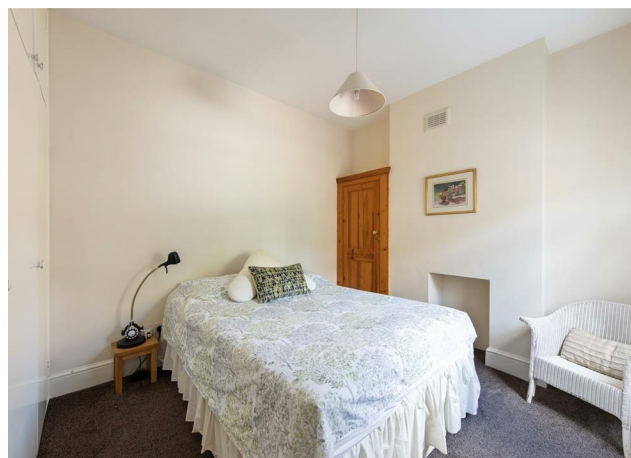
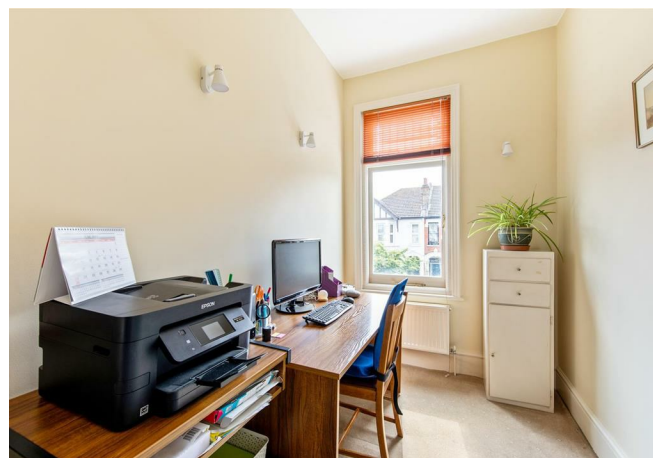
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IF YOU LIVED HERE...

You'll be luxuriating in the splendid proportions of the period, with a shade under 1800 square feet to stretch out in. Your 220 square foot front lounge is an immediate, superb example. Currently home to a full-sized grand piano, walls are finished in forest green up to the picture rail, above which you have perfectly preserved, pristine white cornicing. Next door, your second reception is finished in warm peach, and home to a vintage hearth and mantel.

Things get even more interesting as you head towards the rear, where your kitchen/diner stretches away for twenty five feet, with views out to your side return's suntrap courtyard and large conservatory. Your kitchen area's smartly appointed in rich dark cabinetry and complementary worktops, while smoky vinyl gives way to original timber floorboards underfoot as you step into the dining area. Here a backdrop of timber framed, floor to ceiling doors let light flood in from your glorious conservatory. A handy WC and skylit utility room complete the ground floor.

Head up your expertly restored staircase, and your principal bedroom to the front is a substantial 200 square feet, with leaded bay window, a wealth of original floor to ceiling wardrobes and ceiling fan. Next door you have a generous single sleeper, currently in use as a home office, while both remaining bedrooms are substantial doubles. Your family bathroom's especially striking, with a skylight over the timber paneled tub with aquamarine mosaic tiled

surround, a finishing flourish reprised in the dedicated shower cubicle. Finally, your skylit loft room offers a further 200 square feet of space, skylit and ideal for all sorts of uses.

Outside and, as noted, you're surrounded by greenery, with Wanstead Flats just three minutes on foot from your new front door. Once the favoured playground of Tudor Kings and Queens, this is still some of the wildest wide open green space for miles around, perfect for morning runs and evening strolls. Whenever you want to venture further afield, Manor Park station is just a half mile on foot for the shiny new Elizabeth line and direct sixteen minute connections to Liverpool Street. Heading to the West End? Tottenham Court Road is just six minutes further.

WHAT ELSE?

- Don't forget your garden, backing onto nothing but open green space, you're surrounded and secluded by thriving mature greenery, with nothing but clear blue skies above the treeline. Lawns and pathways wend their way between the foliage, for a superb outdoor solace.
- Parents will be pleased to find ten 'Outstanding' or 'Good' primary/secondary schools all less than a mile away on foot. The 'Outstanding' Aldersbrook Primary is just a half mile on foot.
- Take a ten minute stroll across the Flats for your new local, The Golden Fleece, a lovely family-friendly gastropub with a charming beer garden.



A WORD FROM THE OWNER...

"We have really loved living in Aldersbrook for the last 31 years. The access to Town (in or out) is excellent transport wise and when we come home, the peaceful, tranquil green spaces are a joy. The area is a hidden jewel of East London. It's a great area to raise a family (our son was born in the house over 18 years ago!). The community spirit in the area is strong. The Bluebells in Wanstead Park every April are a must see, and the City of London cemetery has lots of history and beautifully kept gardens that we regularly walk around as the changing seasons bring more colours. If you are a football fan Bobby Moore is to be found resting there. And if you like cycling, the ride from here to High Beech (which has a tea hut and a pub at that end to refresh yourselves) is a great day out!"

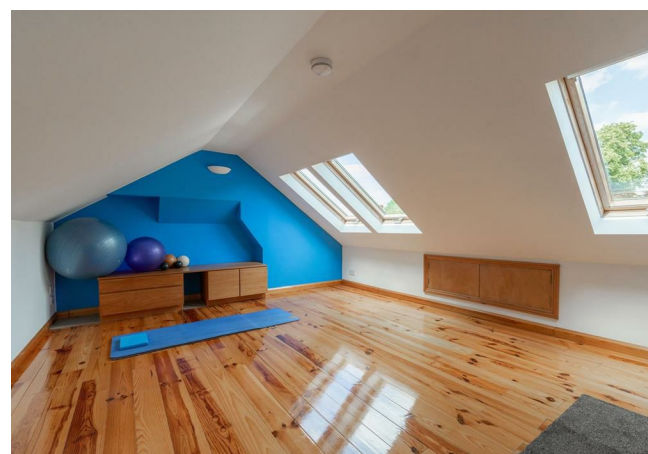
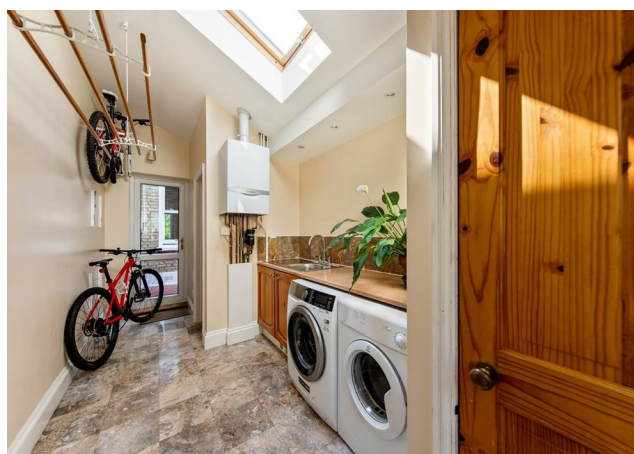
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Reception Room
15'7" x 14'1"

Reception Room
12'11" x 9'7"

Kitchen/Diner
25'1" x 11'2"

Utility Room
15'9" x 7'1"

Conservatory
19'3" x 7'0"

Bedroom
11'2" x 10'2"

Bathroom
8'10" x 8'0"

WC

Bedroom
12'11" x 9'11"

Bedroom
15'7" x 12'11"

Bedroom
8'8" x 5'10"

Loft Room
18'10" x 13'2"

Eaves Storage

Cellar

Garden
57'4"



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