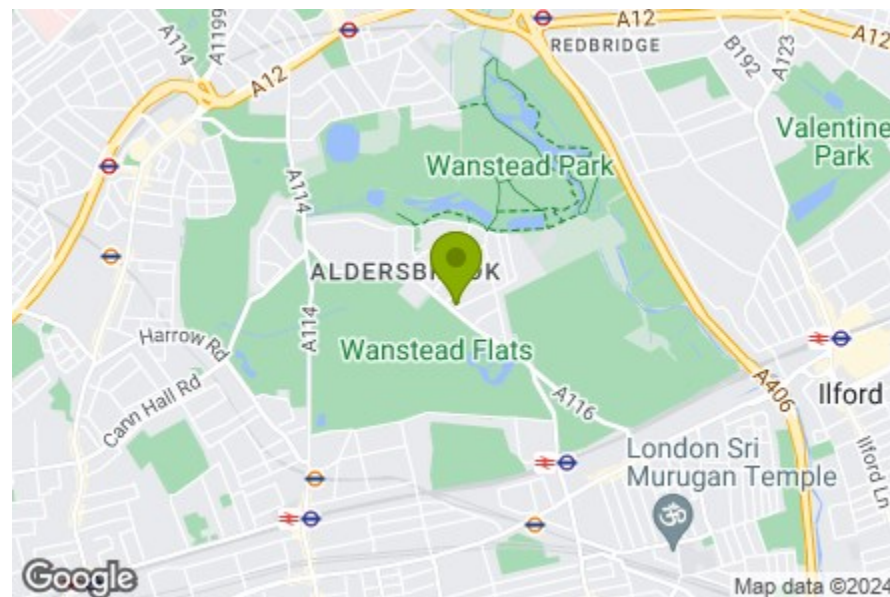




- Reception Room
14'11" x 11'11"
- Kitchen/Reception Room
24'1" x 16'7"
- Bedroom
14'11" x 11'5"
- Bedroom
11'11" x 11'8"
- Bedroom
7'11" x 5'10"
- Bathroom
8'0" x 232'11"
- Garden
42'7"

Total Area: 102.3 m² ... 1101 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
Current	Potential
70	86

Very energy efficient - lower running costs
Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC



EMPRESS AVENUE, WANSTEAD

Offers In Excess Of £850,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- End Of Terrace
- Two Bathrooms
- Extended Kitchen Diner
- Conservation Area
- Chain Free
- Close to Aldersbrook Primary School
- Close to Wanstead Park and Wanstead Flats

Surrounded by the vast greenery of Wanstead Flats, this three bedroom, end of terrace family home is stylish and modern throughout. The breathtaking, skylit, expertly extended kitchen diner connects the inside to your shaded, leafy garden. ?

A pleasant eighteen minute walk through Wanstead Flats gets you to Manor Park station, where a sixteen minute ride on the Elizabeth line will take you to Liverpool Street.

REQUEST A VIEWING
0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
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0203 369 1818

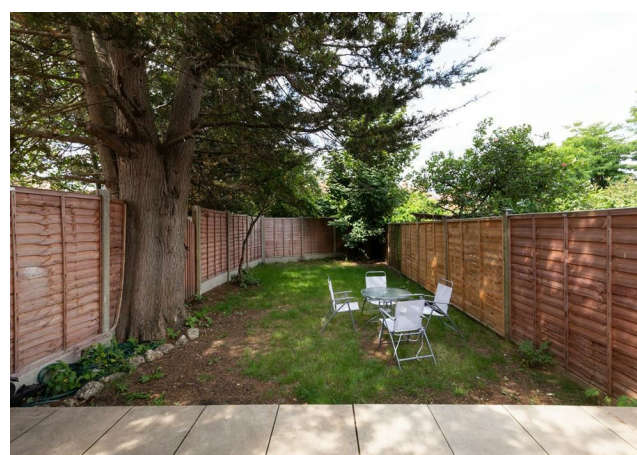
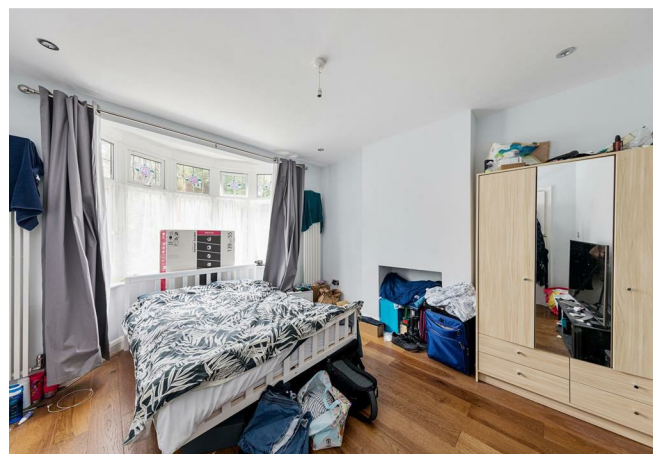
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IF YOU LIVED HERE...

Your front reception room, cokes in a soft grey hue with warm oak flooring underfoot, along with a large, vintage bay window allowing for abundant, natural light. This space also features a white, on trend, tower radiator and pendant lighting overhead. Your kitchen is modern and expertly extended, with skylights above, and large, polished, porcelain style tiles underfoot. Elegant, royal blue cabinets add sophistication, while the chimney style range hood, stainless steel appliances, and breakfast bar are a home chef's dream.

Floor to ceiling, bi-folding patio doors easily merge indoor and outdoor living, creating an enviable space for home entertaining. Outside, your garden is a private oasis with a raised sandstone tile area and direct access from the side Back inside, the ground floor also features a handy spare WC at the end of the front hall and a shower room adorned in muted grey tones, accessible from the kitchen and dining area.?

Head up the beige, carpet lined stairs to find three bedrooms, one single and two spacious doubles. Each room features a crisp and clean aesthetic with simple white walls, plush carpeting, and bow windows to the front that add a touch of vintage charm and a wealth of natural light. The first floor bathroom features large, earth toned tiles adding to the sense of space, along with a heated towel rail, pendant lighting and a luxurious tub with a rainfall shower overhead.?

Outside and greenery is everywhere, as you're right in the middle of Wanstead's beloved natural spaces. Living next to Wanstead Flats, you can immerse yourself in history while walking through the former hunting grounds of Henry VIII. On the other side, Wanstead Park is home to peaceful, Heronry Pond and Chalet Wood, an enchanting spot to wander amongst the bluebells. Your friendly new local, the Golden Fleece, is just a twelve minute walk away. ?

WHAT ELSE??

- Parents will be pleased to know about the exceptional schools in the area, with two primary schools within a one mile radius of your home rated 'Outstanding' by Ofsted, including Aldersbrook Primary, just an eight minute walk away.
- A pleasant half an hour walk through Wanstead Flats will have you at the Forest Gate Arches along Winchelsea Road, where you'll find favourite spots such as Wild Goose Bakery, Pretty Decent Beer Co, and The Wanstead Kitchen.
- Weather keeping you from exercising outside? Consider visiting the Reformatory, a highly rated Pilates studio just a short walk of under half an hour away.



A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep.

I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around.

I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

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