



WOODLANDS AVENUE, WANSTEAD  
Asking Price £1,350,000 Freehold  
5 Bed House



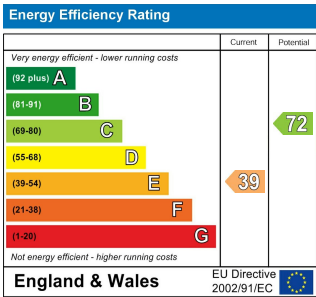
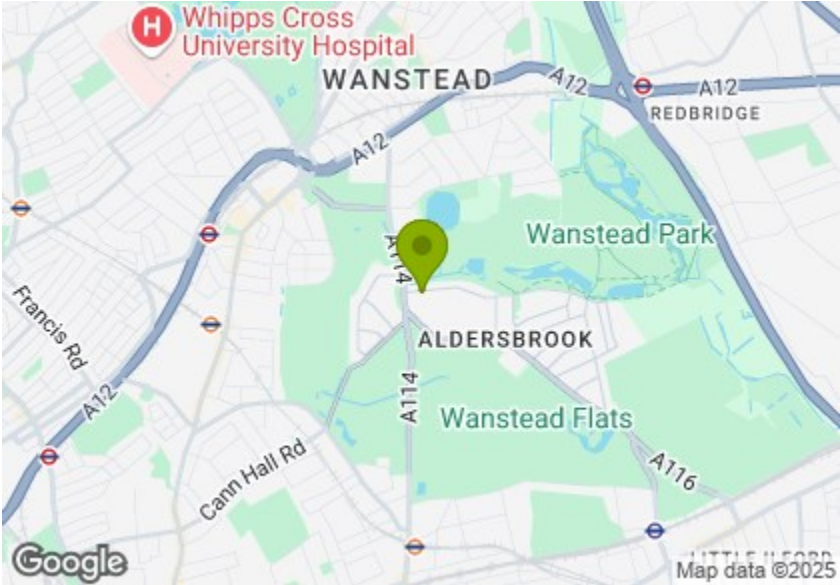
Features:

- 5 Bedroom Period House
- Beautiful Double Bayed Frontage
- Period Features such as Fireplaces and Corncing
- Mature, Zoned Garden with a Decked Pergola
- Converted Loft with En-Suite
- Cellar and Downstairs WC
- Moments to Wanstead Park
- Close To Wanstead Village

A splendidly immaculate, five bedroom family home. Combining period features with high quality modern comfort, from your South facing garden to your beautifully converted loft, this luxurious home is also close to enchanting Wanstead Park.

Hop on your bike for protected cycle ways that run alongside Wanstead Flats and in eight minutes you'll get to Manor Park station. From here, efficient Elizabeth line trains take you to Liverpool Street in sixteen minutes and Heathrow Airport in fifty seven.

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#### IF YOU LIVED HERE...

Step into your large, 175 square foot, reception room a bistro shuttered bay window casts natural light over soft velvety carpet and an ornate, vintage hearth and mantel provides a beautiful focal point. An elegant ceiling rose, original cornicing and moulding frame the room and French doors connect to your vast, 325 square foot, kitchen diner. In here, a sophisticated dual chef's oven and large pantry make for effortless culinary creativity while an island breakfast bar provides discreet separation of your kitchen and dining areas. Modern navy cabinets and solid timber worktops contrast perfectly with the decorative tiled fireplace and period features.

There's also a large utility room, with rustic timber flooring and worktops, its own Belfast sink and smart glossy white splashback tilework. Both your utility and dining rooms have direct access to the South facing, lengthy garden. This tranquil space is landscaped to perfection, full of mature foliage, with a shady pergola and large area of raised decking that's perfect for al fresco entertaining and dining. A generous stretch of lawn and other relaxation spots nestle amongst beautiful trees and plants. Back inside, before heading upstairs, you'll find a convenient ground floor WC and access to your cellar.

Your first floor has three generous double bedrooms. The principal sleeper to the front has a bright bay window and a sleek double set of bespoke alcove wardrobes. Bedroom two has another bay window with beautiful garden views and your third double is currently in use as a nursery. The fourth bedroom makes a great home working space

and an exquisite family bathroom with floor to ceiling metro tiles and a shower over the double ended tub, completes the storey. Up in your enormous 245 square foot loft conversion, you'll find another luxurious double bedroom with two huge skylights and wraparound eaves storage. There's also a stylish en suite shower room, decorated with brass fixtures and fittings and a statement vessel sink.

On sunny days, if you'd like to venture further than that vast, impressive garden, you're surrounded by lush green open spaces. Wanstead Park and Flats are just moments from your front door and there's a huge network of walking and cycling routes to explore. The younger members of your family will enjoy a trip to Henry Reynolds Gardens, where there's a fantastic children's playground. A little further down the road you'll find an excellent, dog and family friendly gastropub, The North Star, who've won CAMRA's Community Pub of The Year award three times.

#### WHAT ELSE?

- A quarter of a mile from your door, Aldersbrook Primary School has achieved the coveted 'Outstanding' rating from Ofsted. Wanstead High School is rated 'Good' and is also within a mile of your home.

- A scenic stroll across Wanstead Flats brings you out on High Road Leytonstone, where there are wonderful family friendly restaurants, like Bocca Bocca or Homies on Donkeys, and a great selection of craft beers to sup at Mammoth Tap.

- Wanstead station is twenty minutes away on foot, where you'll find direct Central line connections to Liverpool Street and Oxford Circus.



#### A WORD FROM THE OWNER...

"We moved to Wanstead 12 years ago from Islington and fell in love with the village and the amazing Wanstead Park, the best kept secret in London we think! When we moved to Woodlands Avenue our daughter Martha was 6 months old and it has been the perfect house to raise a child with the space in the house and the garden big enough for her to play and to be able to hide the trampoline! The local community and school are incredible and we will be very sad to leave the many friends we have made here although many will be life long friends. We have always said that Aldersbrook attracts a likeminded group of people who have been attracted to the green space but also the proximity to the city which means that you get a diverse group of people but with common interests and values. Aldersbrook School has been the best start in life for our daughter with the teaching and extra curricular activities living up to the 'Outstanding' rating. The head mistress is first rate and all of the teaching staff incredible. They even got Jason Donovan in to see goodbye to the previous Head Teacher and do a flashmob! With our second child there has been a great new mums network with lots of options for clubs and girls lunches... As an active couple the park has been amazing for walks with the dog and feeling like you're in the countryside. It's incredible that you can run from the end of the road all the way to Epping in the Forest without going on any roads! Wanstead village has become nicer and nicer as the years have gone by with new cafe's and restaurants and because of the location of the house access to Leytonstone and Forest Gate gives access to a different set of pubs and restaurants with a different feel to them. All in all our 9 years at Woodlands Avenue have been incredible, raising now two children, being a part of the community and having access to all of the restorative green space. We will miss it greatly but know the next owners will love it as much as we do."

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**Reception Room**  
14'3" x 12'4"

**Kitchen / Diner**  
20'8" x 15'7"

**Utility Room**  
6'2" x 12'11"

**Bedroom**  
13'2" x 12'4"

**Bedroom / Study**  
7'3" x 9'10"

**Bathroom**  
8'1" x 5'4"

**Bedroom**  
11'4" x 9'9"

**Bedroom**  
9'2" x 10'9"

**Bedroom**  
12'6" x 19'3"

**Ensuite**  
6'3" x 7'5"

**Garden**  
82'0"



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