



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



61 Woodlands Avenue, London, E11 3RB

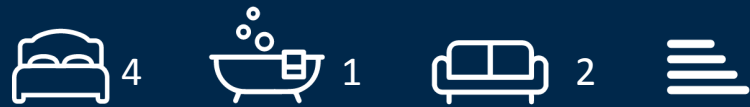
£1,150,000

- 4 bedrooms
- Close to Wanstead Park and Wanstead flats
- Large rear garden
- 3 floors
- Cellar
- Aldersbrook Estates
- Off street parking
- Extended
- Premier road
- Kitchen diner



61 Woodlands Avenue, London E11 3RB

Situated in the highly sought-after Aldersbrook Estate and within close proximity of the esteemed Aldersbrook Primary School, this charming four-bedroom period family home is brimming with character. Extended, it offers generous living space across three floors, complemented by a attractive south-facing rear garden stretching over 137ft.



Council Tax Band: F



Nestled within the highly sought-after Aldersbrook Estate, this beautifully extended period family home is located on Woodland Avenue, one of the area's premier roads. Just a short walk away, you'll find the Ofsted-rated "Outstanding" Aldersbrook Primary School, as well as excellent transport links, including Manor Park mainline station and Wanstead Central Line station. Additionally, the vast green spaces of Wanstead Flats and Wanstead Park are just moments away, while the vibrant Wanstead Village is within easy reach.

This captivating home is rich in charm and character, boasting a wealth of period features such as high ceilings, intricate coving, and elegant cornicing. As you approach, the striking double bay window and handsome brick façade immediately highlight the home's timeless appeal. Lovingly maintained by its current owners, this property offers the perfect blend of classic elegance and family living.

Spanning three floors, the home has been thoughtfully extended to provide spacious and light-filled accommodation. The ground floor welcomes you with a grand entrance hallway, leading to a charming lounge, an additional reception room, a large cellar, and an impressive 20ft kitchen-diner perfect for both everyday living.

On the first floor, you'll find three well-proportioned bedrooms, along with a family shower room and a separate W.C. The top floor hosts a fourth bedroom, complete with ample storage.

The south-facing rear garden, approximately 137ft in length, provides a fantastic outdoor retreat. With a well-maintained lawn, mature flower beds, and a variety of shrubs, it offers a perfect setting for entertaining and alfresco dining. The garden's delightful rear aspect enhances the overall appeal of this wonderful home.

The property also benefits from having off street parking to the front.

Offering the best of both worlds, this property sits on the edge of stunning open green spaces while still benefiting from all the amenities that Wanstead and London have to offer. A rare opportunity to own a truly special home in a prime location.

FREEHOLD
Redbridge F Council Tax Band

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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