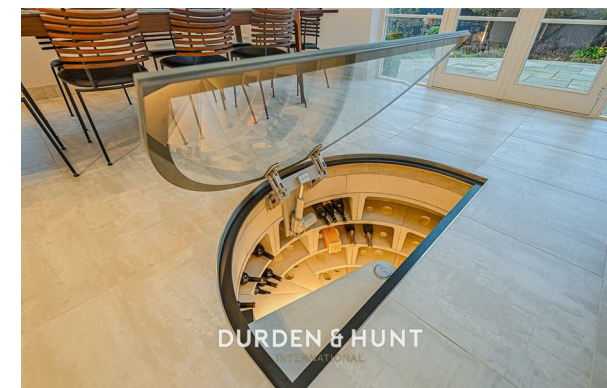


DURDEN & HUNT

INTERNATIONAL



The Avenue, Wanstead E11

£4,000,000

- Chain Free
- One Bedroom Coach House
- Landscaped Front And Rear Garden
- Finished To A High Standard
- Opportunity For Multi Generational Living
- Desirable Location
- Primary Bedroom With En Suite
- Seven Bedroom Detached Property
- Off Road Parking With Electric Charger
- Spiral Wine Cellar

1 High Street, Wanstead, E11 2AA
0208 150 7574

wanstead@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

The Avenue, Wanstead E11



Offered chain free this impressive seven bedroom residence, with detached one bedroom annex, is located on a large plot on one of the most sought after roads in Wanstead, The Avenue.

Designed to a high standard throughout, the property retains many character features and so whether you are looking for a charming family residence or a property with potential for multi-generational living, this house is sure to impress.

Having gone through extensive renovations the property has been extended to create a home ideal for modern living and has also benefitted from a full re-wire and re-plumb to meets the needs of a contemporary home.

One of the stand out rooms of the home is the expansive, bright, open plan kitchen and dining room ideal for cooking and entertaining. Opening onto the patio this breathtaking room features a bespoke Tom Howley kitchen, boasting an array of high end appliances, and has space for a large dining table. Another unique feature of this home is the visible and illuminated spiral wine cellar, perfect for the connoisseur or those who simply enjoy hosting gatherings.

For added convenience a large utility room, also providing access to the exterior, and a separate downstairs WC can be found whilst a cellar plant room is located on the lower ground floor.

With its ample ground floor rooms the property provides a flexible layout to be used as desired. The three additional reception rooms are currently being used as large living rooms and a dedicated home office, with one of the lounges opening onto the garden.

On the first floor you'll find the exceptional primary bedroom which with its spa like en suite, featuring a wet-room style steam room/shower, can be made into your very own sanctuary. This space benefits from direct access to a large, immaculate dressing room with fitted wardrobes, which could be returned to a separate double bedroom if required. A further bedroom and spacious family bathroom, complete with exceptional fittings from a collaboration between Cocoon and renowned designer John Pawson, optimise this floor.

Across the second floor four additional good sized bedrooms, each with fitted wardrobes, are complemented by a contemporary family bathroom with bath and walk in shower. Ample storage can be found across the spacious home.

Externally, at the back of the picturesque garden we find the original coach house which has been converted into a detached one bedroom annex. This immaculate split level building

presents the opportunity for multi generational living or guest accommodation with its large living area, modern kitchen, first floor bedroom and luxuriously spacious bathroom. The bathroom further benefits from a Juliet balcony whilst the living room boasts doors that open onto a dedicated patio space.

To the front of the beautifully presented property a private, manicured front garden and tiled pathway creates fantastic kerb appeal and a lovely first impression. It also boasts off road parking for two cars and an electric charger for added convenience.

The large landscaped rear garden was designed by a Chelsea Flower Show gold medallist and offers a tranquil retreat. With patio and lawn areas, and its mature shrubbery, it could be the perfect place for enjoying sunny afternoons or hosting outdoor events. The garden also benefits from a state of the art Rainbird irrigation system to ensure efficient and timely watering. Notably both the front and rear gardens feature dedicated lighting systems that illuminate the property spectacularly.

With its desirable location on The Avenue it is ideal for Wanstead's High Street which provides a wide selection of independent alfresco restaurants, bars, coffee shops, boutiques, French artisan bakery, high welfare butchers and currently hosts a monthly market. In the surrounding areas ample green spaces provide plentiful opportunity for long walks and summer picnics. There is a selection of "Ofsted" good and outstanding schools in the surrounding areas including: Snaresbrook, Christ Church, Our Lady of Lourdes primaries and Wanstead High, Forest and Bancroft. It also has excellent transport links including the A406, A12, M11 and Wanstead's Central Line station which provide direct access to the City and Central London.

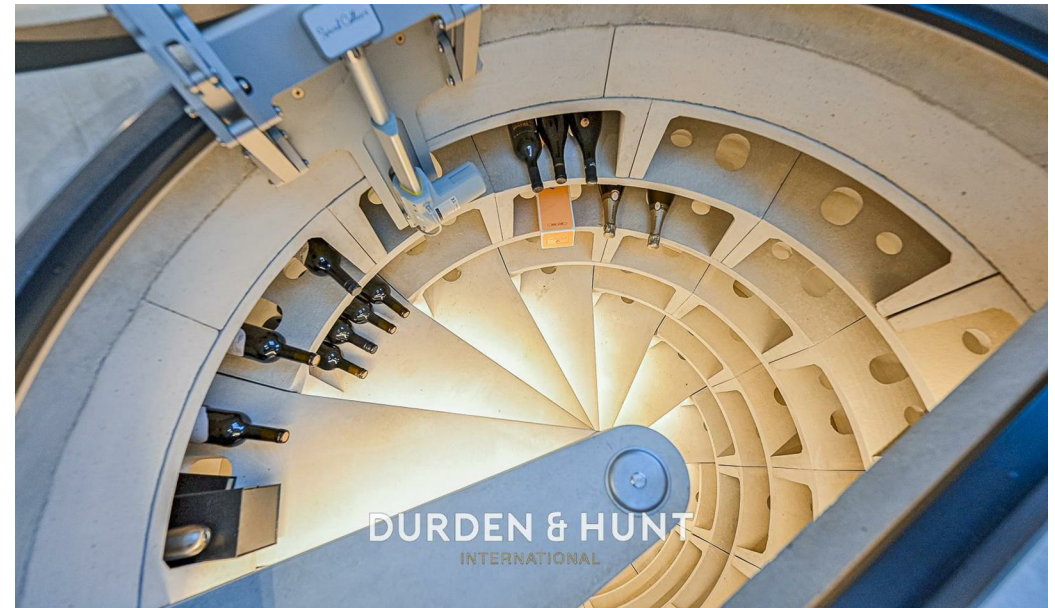
Internal viewing is highly recommended to appreciate this sensational home, contact Durden & Hunt for a viewing!

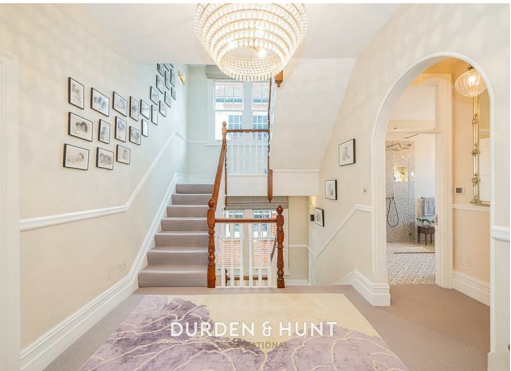
Council Tax Band Redbridge G

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential

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For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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