

# DURDEN & HUNT

INTERNATIONAL



## The Avenue, Wanstead E11

Offers In Excess Of £2,400,000

- Chain Free
- Carriage Driveway And Double Garage
- Multiple Reception Rooms
- Five Bedrooms, Three With En Suites
- Exceptional Detached Home In A Prime Location
- South Facing Landscaped Garden
- Open Plan Kitchen Diner
- Excellent Transport Links
- Approved Planning Permission (REF:1300/24)
- Home Office And Guest WC

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Welcome to this grand double fronted detached home, perfectly positioned on one of Wanstead's most sought after roads. This exceptional property combines timeless elegance with modern family living, offering over 3,000 sq ft of versatile space designed to complement a refined and contemporary lifestyle.

Step through the grand solid oak entrance hall into a home thoughtfully designed for both comfort and entertaining. The spacious hall features beautifully French polished doors, setting the tone for the contemporary style and timeless period elegance that the home offers. The expansive open plan kitchen and dining room enjoys direct access to the south facing garden, perfect for indoor outdoor living. Two beautifully appointed reception rooms include a stylish lounge and a spacious formal sitting room that showcase wraparound views of the landscaped gardens.

The ground floor also features a private home office, ideal for home working, along with a guest WC, a well equipped utility room and cloakroom, all with convenient internal access to the integral double garage. To the front of the property, a carriage driveway provides ample off road parking.

Upstairs, the property offers five generously proportioned bedrooms, three of which benefit from beautifully appointed en suite shower rooms. A luxurious family bathroom and a separate WC serve the remaining two bedrooms, providing both comfort and practicality.

For those looking to expand, planning permission has been granted for a 'Loft conversion with two front dormers. Three rear roof lights.' (Redbridge REF: 1300/24).

Accessed via dual aspect bi fold doors, the elegantly landscaped garden boasts a harmonious blend of patio and manicured lawn, with a stylish decking area ideal for sophisticated entertaining or al fresco dining, all beautifully bordered by mature, well established shrubs and enclosed by striking Iroko hardwood fencing.

Located just moments from Nutter Field, home to excellent tennis and bowls facilities, and a stroll from the beautiful Christchurch Green, this home enjoys a prime position in a vibrant community setting, also enjoying easy access to the

renowned Eton Manor Rugby Club.

With its desirable location on The Avenue this property 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: Snarebrook, Christ Church, Our Lady of Lourdes primaries and Forest and Bancroft independent schools. 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.

Contact Durden & Hunt for a viewing!

Council Band G Redbridge

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## The Avenue

