



TOTAL FLOOR AREA: 1658 sq. ft. (154.1 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council: Redbridge | Council Tax Band: E | Floor Area: 1658.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates



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estates

Woodlands Avenue, Aldersbrook, E11 3QY  
Offers In Excess Of £1,200,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**





\*\* Available to view from Saturday 26th April by appointment \*\*

Located in the desirable and sought after Aldersbrook Conservation area, Churchill estates are proud to present for sale this beautiful and architecturally designed semi-detached Edwardian home that has been tastefully extended and renovated to the highest standard throughout by the current vendors.

The ground floor comprises a charming entrance hall that leads you to a bright and airy front reception, which boasts a large bay window inviting an abundance of natural light and is complete with sleek plantation shutters. Following on there is a second reception room, contemporary ground floor WC and utility area with three large cupboards, providing additional storage and one cupboard housing both the washing machine and tumble dryer.

To the rear is where you will find the hub of the home, a stunning and stylishly extended open plan kitchen/diner. This provides a vast area perfect for family living and entertaining, featuring a contemporary fitted kitchen with integrated appliances, large island with breakfast bar seating, ample base & wall units, quartz worktops, substantial and unique skylight above the dining area with two additional electronically operated skylights and a bespoke window box seat overlooking the well-tended garden.

Upstairs, the first floor consists of two spacious double bedrooms with the main featuring another attractive bay window, a further generous bedroom which is currently being utilised as an office making it ideal an ideal space for working from home and an elegant four-piece family bathroom that comprises a separate walk-in shower, wall hung vanity unit with basin and a fully tiled inset bath. The loft offers ample additional storage with great potential to add a further double bedroom, en-suite shower room and built in wardrobes with plans for this previously approved in 2020.

Further benefitting from a good size cellar for additional storage, useful side access, off street parking for two vehicles, detached garage with accessible rear access, gas central heating and double glazing throughout.

This home is ideally positioned within the catchment area of the highly regarded Aldersbrook Primary school (0.3 miles) only a few minutes' walk to the idyllic Wanstead Park, offering peaceful and stunning woodland along with tranquil lakes. Also within very close proximity are the open green spaces of Wanstead flats with its array of football pitches, Aldersbrook bowling club and Blake Hall Road tennis courts.

For more information or to arrange an appointment to view, please contact the office at your convenience.