



CHURCHILL
estates



Wanstead Park Avenue, Aldersbrook

£1,350,000

Tenure : Freehold

Floor Area : 1795.00 sq ft

Local Authority : Redbridge

Council Tax Band : F

Bedrooms : 4

Receptions : 2

Bathrooms : 2



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 



Churchill Estates are delighted to present this stunning four bedroom semi-detached home, enviably positioned in the heart of the Aldersbrook Conservation Area and offered to the market with a complete chain.

This attractive brick fronted property perfectly blends classic period charm with modern family living.

On approach a stained glass front door opens into a beautiful entrance hall with Amtico flooring underfoot, leading into a striking reception room which retains many original features, including a large bay window, ornate coving, ceiling rose and a feature fireplace.

To the rear a spacious open-plan kitchen/dining area forms the heart of the home. The contemporary kitchen boasts a centre island, sleek fitted units, integrated appliances, a large gas hob, hot tap, modern spotlights overhead and underfloor heating. The dining area offers its own feature fireplace and space for a grand dining table. While the adjoining sitting area enjoys garden views through bi-folding doors opening directly onto the west facing private garden. A utility room is conveniently tucked away off the kitchen and the ground floor is further complemented by a modern shower room and a useful dry cellar.

A grand staircase with a carpet runner leads to the first floor where four generously sized double bedrooms are found, the front bedrooms featuring double glazed sash windows. The principal bedroom benefits from a bay window, while the large family bathroom serves the floor. The loft offers exciting potential for future extension (STPP).

The private rear garden is laid to lawn and features a decked seating area, shed and an array of fruit trees, including fig, olive, pear and loquat.

Perfectly located for families, the home is just moments from Wanstead Park's bluebell woods, Wanstead Flats and Wanstead Village. Excellent transport links include Manor Park Elizabeth Line Station (0.6 miles), Wanstead Central Line Station (1.2 miles) and Leytonstone Central Line Station (1.4 miles) with easy access to the A12, North Circular, M11 and London City Airport. The property also falls within the catchment of the highly regarded Aldersbrook Primary School (0.2 miles), rated Outstanding by Ofsted.

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

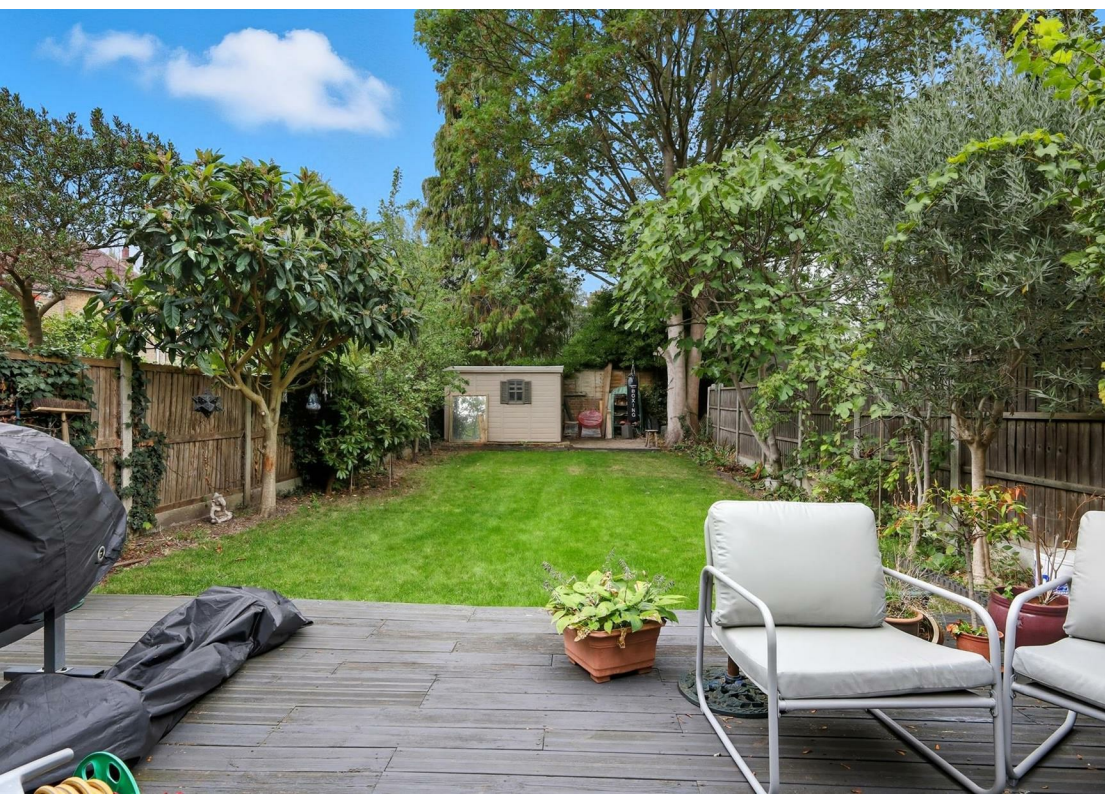






- Four double bedroom semi detached house
- Beautiful rear extension with under floor heating
- Driveway and side access
- Within the sought-after Aldersbrook Conservation Area
- Quick access to the Elizabeth Line - 15 mins to Central London
- Stunning original features throughout
- Two family bathrooms
- West facing private rear garden
- Useful dry cellar offering storage potential
- Catchment area for Aldersbrook Primary School (Ofsted Outstanding)

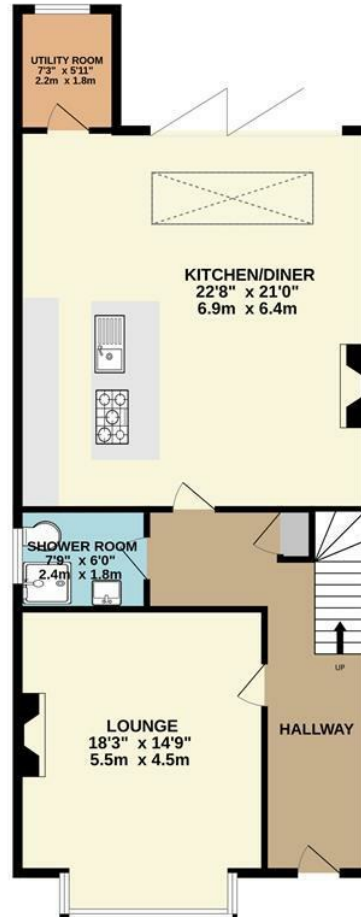




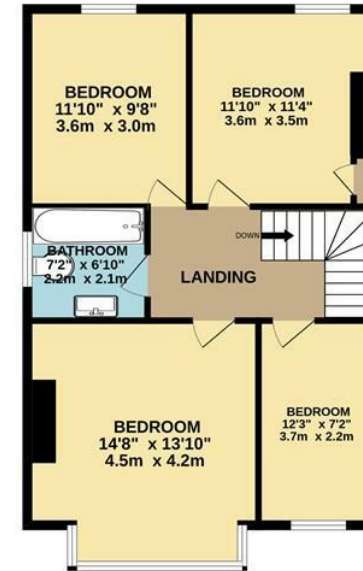
BASEMENT
149 sq ft. (13.9 sq.m.) approx.



GROUND FLOOR
986 sq ft. (91.6 sq.m.) approx.



1ST FLOOR
659 sq ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1795 sq.ft. (166.7 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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To view call **020 8989 0011**

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