



### Directions

### Viewings

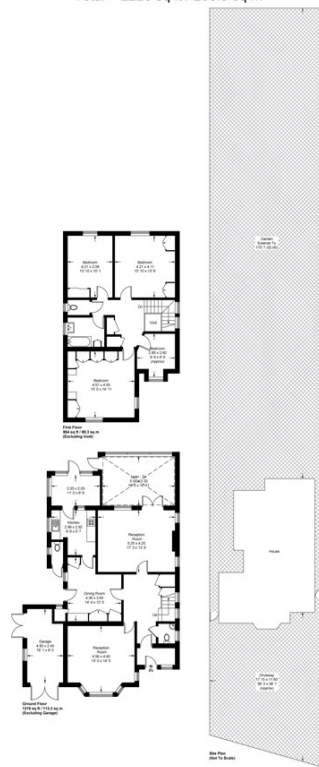
Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

### EPC Rating

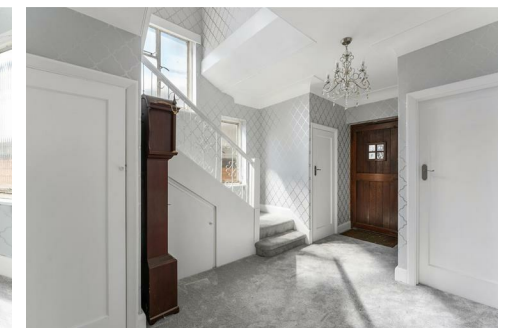
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### The Avenue

Approximate Gross Internal Area = 2083 sq ft / 193.6 sq m  
(Excluding Void)  
Garage = 129 sq ft / 12 sq m  
W.C = 14 sq ft / 1.3 sq m  
Total = 2226 sq ft / 206.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



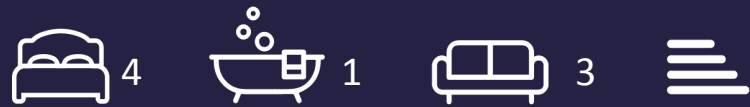
## Tudor Lodge, The Avenue, Wanstead, E11 2EF

Offers In Excess Of £2,000,000

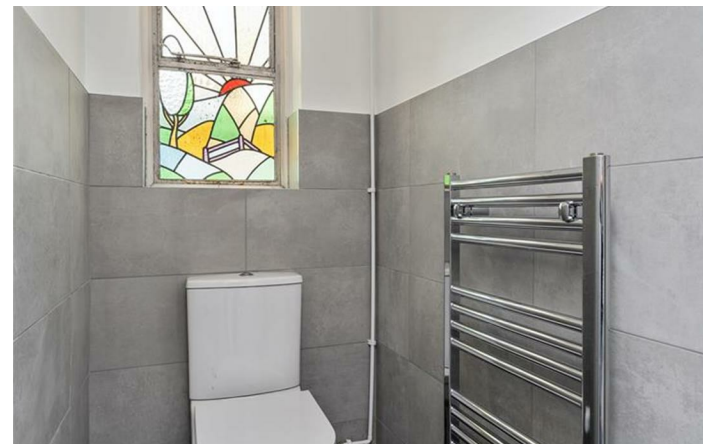
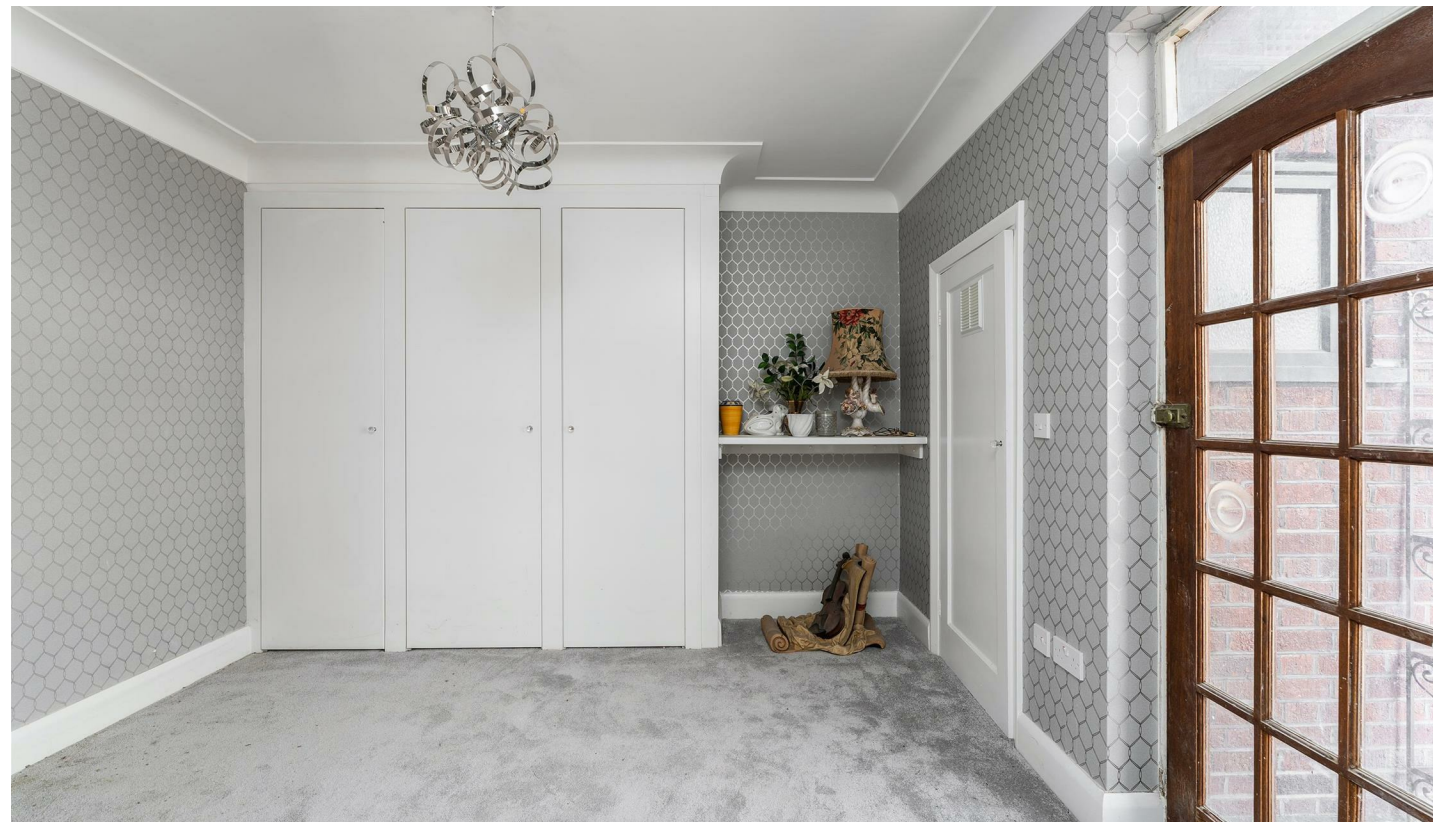
- Detached family home
- Approximately 2,083 square feet of living accommodation
- Four bedrooms
- Downstairs W.C
- Planning permission granted to extend
- Premier road in Wanstead
- South facing garden of approximately 170 Feet
- Three receptions and lean-to
- Large drive and garage
- 0.2 Miles from Wanstead High Street

# The Avenue, Wanstead E11 2EF

With an approximate 170ft long South facing garden, 2,083 square foot of living space and planning permission granted to further extend the home, this detached property offers a fantastic opportunity to create a fantastic family home in one of Wanstead's most premier roads.



Council Tax Band: G



Regarded as one of Wanstead's most premier roads, this large family home is situated on The Avenue, a wide road lined with large homes close to Wanstead's fantastic High Street with its array of independent boutiques, bars and restaurants including Gail's bakery, The Ginger Pig and recently opened 'Must' Wine bar. Taking advantage of this location, this home benefits from being just 0.2 miles away from Wanstead's vibrant High Street and within close proximity of both Wanstead and Snaresbrook Stations (0.4 miles). The centrality of this home also lends itself to being a fantastic family home, being within a short walk of all Wanstead's excellent nurseries and schools as well as Wanstead Park (0.8 miles) with its scenic walks and bike routes.

The home itself sits on a generous plot with a deep frontage and generous driveway to the front, side access on both sides of the property and a huge 170ft (approximately) South facing garden, presenting ample opportunity to re-imagine both the inside and outside space without compromise. The ground floor currently consists of a large entrance hall providing access to three good sized receptions, small kitchen with attached utility/store area, lean-to and downstairs W.C. with additional W.C accessed via the outside garden. There is also a garage which could be used as additional parking or for extra storage.

To the first floor there are four bedrooms with a family bathroom and separate W.C, which could of course be combined to create a larger bathroom if desired. There is currently planning permission granted for a two storey front/side and two storey side/rear extension with the addition of three Juliette balconies to the first floor (as of 9th June 2022, application number 1005/22). The property is offered for sale chain free, perfect for those looking to move quickly with a purchase.

EPC Rating: D56  
Council Tax Band: G

**FRONT RECEPTION**  
15'0" x 14'5"

**REAR RECEPTION**  
17'3" x 13'9"

**DINING ROOM**  
14'4" x 12'0"

**DINING ROOM.**  
14'4" x 12'0"

**KITCHEN**  
9'9" x 9'7"

**UTILITY/STORE ROOM**  
11'0" x 6'9"

**LEAN-TO**  
16'5" x 10'11"

**BEDROOM ONE**  
15'0" x 14'11"

**BEDROOM TWO**  
13'10" x 13'6"

**BEDROOM THREE**  
13'10" x 10'1"

**BEDROOM FOUR**  
9'4" x 8'6"

**GARAGE**  
16'1" x 8'0"