

## Empress Avenue

Approximate Gross Internal Area = 1072 sq ft / 99.6 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.



### Empress Avenue, Aldersbrook Offers In Excess Of £775,000 Freehold

- Three bedrooms
- End Terrace
- Open Plan
- Chain free
- Fully modernised
- Modern Kitchen/Diner
- Ground floor Utility Room
- Side access
- 0.8 Miles to Manor Park Station (Elizabeth Line)
- Aldersbrook Estate



# Empress Avenue, Aldersbrook

Petty Son & Prestwich are pleased to offer for sale this recently renovated, three bedroom end of terrace home in the sought after Aldersbrook Estate.



Council Tax Band: E

Positioned on Empress Avenue, the home is connected to everything in Aldersbrook. Aldersbrook Primary School, rated outstanding by Ofsted, is a short 0.4 Mile walk, whilst a mere 80 yards away you have the expansive Wanstead Flats that offer scenic walking and cycle routes towards Forest Gate and Leytonstone whilst the cityscape of Canary Wharf reminds you are only a short distance to the City. Bordering the opposite side of Aldersbrook, you are only a 0.3 mile walk to Wanstead Park which boasts ancient woodland walks, historical structures such as The Temple and The Grotto as well as beautiful lakes. Once operational, the much-anticipated Elizabeth Line will be 0.8 Miles away, accessible from Manor Park Station.

**KITCHEN/DINING AREA**  
24'10" x 16'6"

**BEDROOM**  
12'0" x 11'4"

**BEDROOM**  
11'9" x 11'6"

**BEDROOM**  
8'9" x 5'9"



On stepping inside, one is immediately taken by the standard of accommodation on offer. A front reception room with large bay windows allows the home to be flooded with natural light. The kitchen is fitted with a stunning range of cabinets, complemented by granite work surfaces which also provide a breakfast bar for casual dining. There is plenty of space for a table and chairs for more formal dinner parties and beautiful garden views can be enjoyed from the bi-fold doors. A feature fire place in the dining area provides character and charm. The rear extension boasts sky lights again allowing more light to flood into this home. A handy utility room sits just off the kitchen diner.

On the first floor one will find three bedrooms, two generous doubles and a single with a Single that would make the perfect nursery or work from home space. The luxury family bathroom has been fully tiled with a bath tub and rain fall shower head.

A beautiful rear garden enjoys a sunny aspect, is mainly lawned with a front patio making the garden become part of the main home during the warmer months. This property is being sold chain free.

EPC Rating: C70  
Council Tax Band: E

**RECEPTION ROOM**  
12'9" x 11'9"

