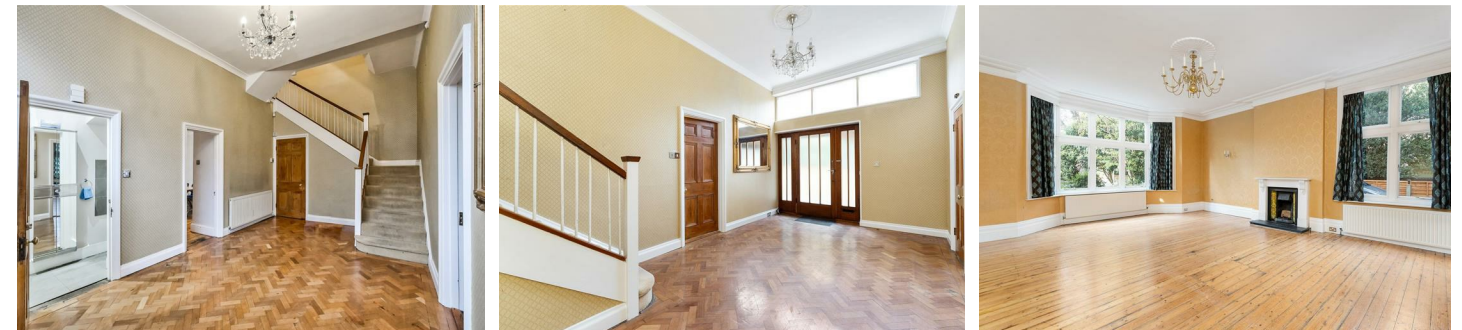


St. Mary's Avenue
Approx. Total Internal Area 3885 Sq Ft - 360.93 Sq M
(Including Garage)
Approx. Gross Internal Area 3696 Sq Ft - 343.37 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 189 Sq Ft - 17.57 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



St. Mary's Avenue, Wanstead

Offers In Excess Of £2,000,000 Freehold

- Highly prestigious road in central Wanstead
- Semi-detached home of approximately 3,834 square feet
- Three reception rooms
- Large dressing room to principal bedroom
- Driveway and integral garage
- Rarely available location
- Six bedrooms
- Three bathroom/shower rooms
- Separate office and utility room
- Chain free

St. Mary's Avenue, Wanstead

Totalling approximately 3,834 Square feet, Petty Son & Prestwich are favoured to offer to market this substantial, six bedroom semi-detached Edwardian on St. Mary’s Avenue in central Wanstead, featuring an impressive master suite, three receptions and integral garage.

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Council Tax Band: G



Located on arguably the most prestigious road in Wanstead, this substantial period home delivers on both location and size. A mere 0.2 Miles from Wanstead Central Line Station and High Street and 0.5 Miles from the edge of Wanstead Park, St. Mary's Avenue strikes the perfect balance for those seeking quick access to the City without compromising on the ability to enjoy an outside lifestyle. Surrounded by a diverse range of impressive homes with the bell of St Mary's church chiming in the background throughout the day, the atmosphere of the road is truly unique within Wanstead.

Providing an abundance of spacious living and sleeping accommodation, the home begins with a furnishable entrance hall traditionally decorated with rich parquet flooring underfoot. The formal reception room to the front of the property is just over twenty-three feet in length and, like the entrance hall, is decorated sympathetically with exposed floorboards, high skirting and decorative cornicing. The main living space to the rear of the home is a distinct change in style, with a dining room leading to an ultra-modern kitchen and adjoining family/play room. The stylish kitchen offers a central island and range of integrated appliances including dishwasher, fridge, freezer, double ovens, and microwave with a separate utility room where the noisier washing machine and tumble drier can be accommodated. Both the kitchen and neighbouring family room benefit from bi-fold doors leading to a raised deck area, the floor level of which lies flush with those within the house, enabling the deck to become an extension of the home in the summer. There is a separate office, separated by glass walls and accessed via a central glass door off of the main living area – perfect for those wanting to work from home or re-imagined as a walk-in feature wine cellar/larder. There is also a handy downstairs W.C and integral garage accessible from the ground floor.

To the first floor there are two extremely generous double bedrooms, one with fitted wardrobes and the other with a modern en-suite shower room, in addition to a third, smaller bedroom. The family bathroom is a fantastic size with enough space for a bath, separate shower enclosure, W.C and exceptionally wide sink. The second floor offers another large double bedroom, neighbouring single bedroom and principal bedroom with adjoining dressing room measuring approximately 19ft 11 in length. The bathroom to this floor offers a white including jacuzzi bath with shower over head and provides access to a storage/boiler room. Externally there is a good sized driveway and garden to the front with side access leading to a rear garden. The rear

garden offers a raised deck with permanent outside seating and table area and lawn with surrounding beds planted with shrubs, bushes and trees. The property is offered to the market with no onward chain.

EPC Rating: D59
Council Tax Band: G

FORMAL RECEPTION
24'1" x 19'11"

DINING ROOM
15'0" x 12'10"

KITCHEN
14'3" x 11'8"

FAMILY ROOM/PLAYROOM
17'9" x 16'1"

OFFICE
8'9" x 6'9"

BEDROOM ONE
20'2" x 10'11"

BEDROOM TWO
20'0" x 16'11"

BEDROOM THREE
17'2" x 14'4"

BEDROOM FOUR
15'10" x 13'11"

BEDROOM FIVE
11'2" x 9'11"

BEDROOM SIX
12'3" x 5'9"

DRESSING ROOM
19'11" x 11'0"