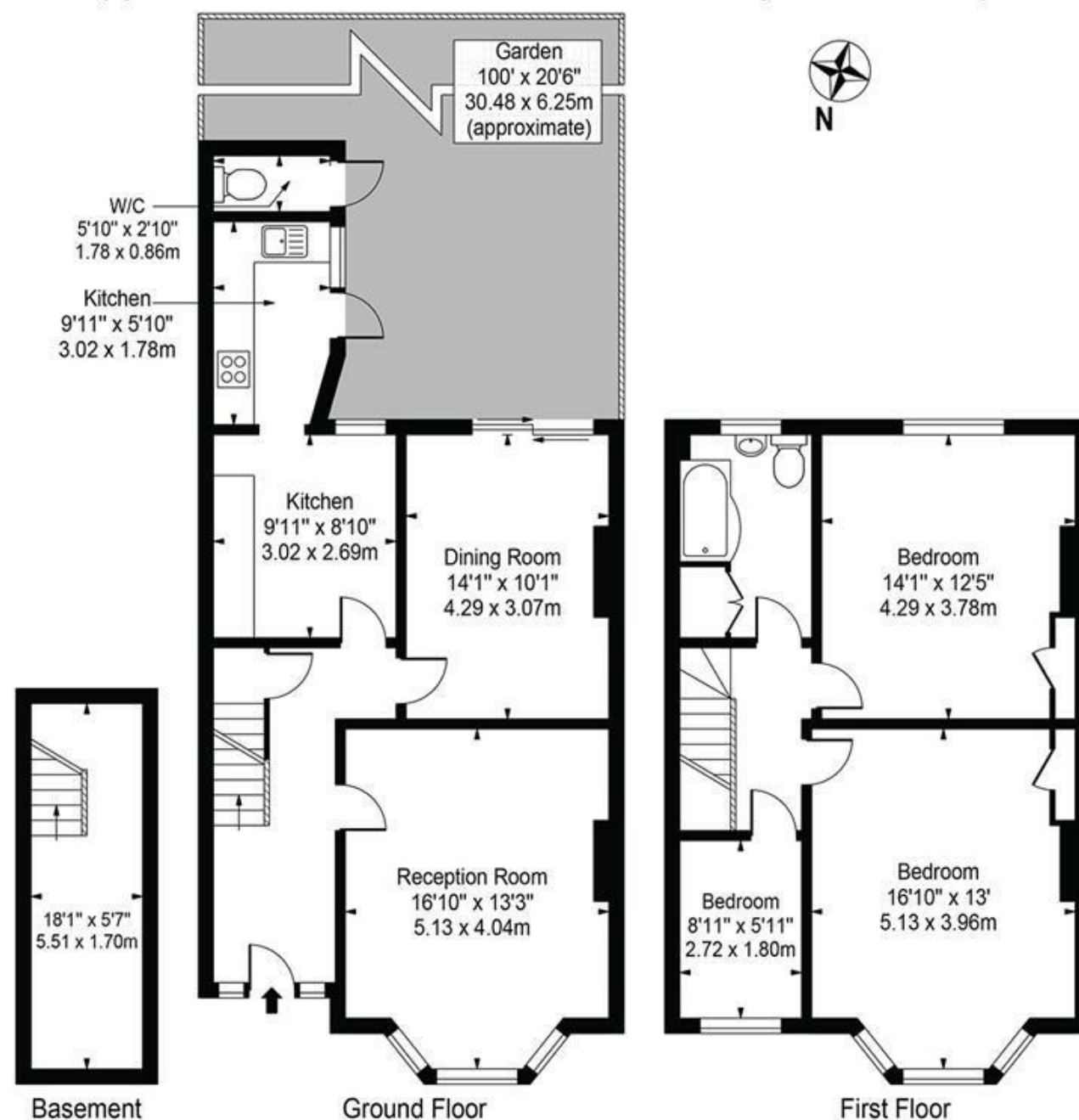


Empress Avenue

Approx. Gross Internal Area 1301 Sq Ft - 120.87 Sq M

(Excluding W/C)

Approx. Gross Internal Area Of W/C 16 Sq Ft - 1.53 Sq M



For Illustration Purposes Only - Not To Scale

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.



Empress Avenue, Aldersbrook

Asking Price £850,000 Freehold

- Three bedroom Edwardian home in need of modernisation
- Wealth of original features
- Kitchen/breakfast room spread between two rooms
- Cellar
- 0.5 Miles from Aldersbrook Primary School
- Owned within the same family for sixty five years
- Large, South facing garden
- Potential to extend (STPC)
- Chain free
- 0.8 Miles to the Elizabeth Line

Empress Avenue, Aldersbrook

SOLD BY PETTY SON & PRESTWICH Bursting with original features and featuring a large, South facing garden, Petty Son & Prestwich are thrilled to offer this Edwardian terraced home, in need of modernisation but enjoyed by the same family for sixty five years.

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Council Tax Band: E



SOLD BY PETTY SON & PRESTWICH Situated in the highly sought after Aldersbrook Estate, this stunning three bedroom Edwardian terraced home benefits from being close to Aldersbrook Primary School (Ofsted rated outstanding, 0.5 Miles), in addition to excellent transport links, including the Elizabeth Line at Manor Park Station (0.8 Miles) and range of bus routes from multiple stops alongside Aldersbrook Road. Located in the heart of the Conservation Area, this property is just a few minutes’ walk from the idyllic Wanstead Park (0.2 Miles) which offers stunning woodland views with its ornamental lakes, country walks and easy access through to Central Wanstead, and Wanstead Flats (0.3 Miles) offering wide open spaces for runners, dog walkers and children to play.

From the exterior this picturesque family home retains its exposed brick and stunning mosaic pathway, leading to a covered archway and original entrance door inlayed with etched glass. The striking black and white mosaic flooring continues into the entrance hall, with the ornate plasterwork and picture rails that feature throughout the house, adding to the already impressive space. The property’s formal sitting room still retains its marble mantelpiece, a feature of homes built within the area, and shares the same exquisite plasterwork as the rear dining room that enjoys views over the large rear garden. The kitchen/breakfast room is spread over two rooms, providing plenty of cabinet and cooking space, but there is plenty of scope to combine and extend the space to create a fabulous, large family kitchen area that makes the most of the large, South facing garden (STPC). There is also a spacious cellar accessible from the entrance hall. To the first floor there are two generous double bedrooms, both with fireplaces and original cupboards, and a single bedroom ideal for a nursery or home office. The bathroom offers a modern white suite with generous bathtub, matching period suite and tiling. There is further scope to extend by way of a loft extension (STPC).

To the rear of the property there is a sunny and fantastically proportioned rear garden, which features a convenient outside toilet, and patio leading to a large lawn area surrounded by flower beds with greenhouse and rear patio.

The home is offered to market chain free.

EPC Rating: D62
Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

Reception Room
16'9" x 13'3"

Dining Room
14'0" x 10'0"

Kitchen
9'10" x 8'9"

Kitchen
9'10" x 5'10"

Cellar
18'0" x 5'6"

Bedroom
16'9" x 12'11"

Bedroom
14'0" x 12'4"

Bedroom
8'11" x 5'10"