

## The Avenue

Approximate Gross Internal Area = 2083 sq ft / 193.6 sq m  
(Excluding Void)

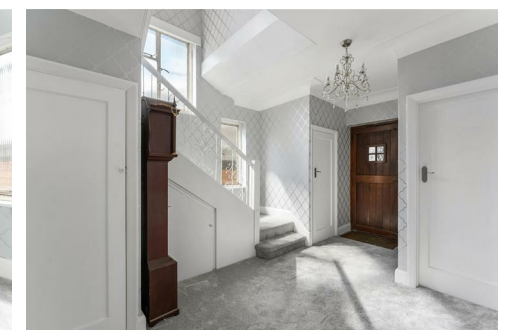
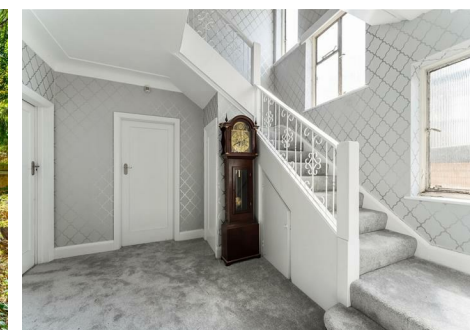
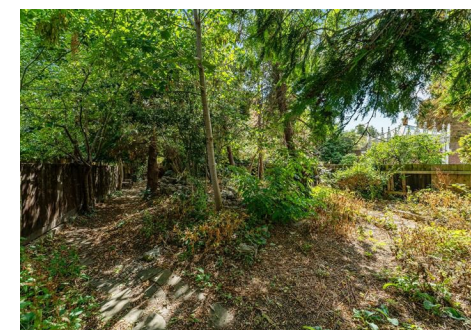
Garage = 129 sq ft / 12 sq m

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.



## The Avenue, Wanstead

Offers In Excess Of £2,000,000 Freehold

- 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/easterly garden of approximately 170 Feet
- Three receptions and lean-to
- Large drive and garage
- 0.2 Miles from Wanstead High Street

# The Avenue, Wanstead

Boasting an approximately 170ft south/easterly garden, 2,083 sq ft of living space, and planning permission granted for further expansion, this detached home offers the perfect canvas to craft a dream family abode in a prime Wanstead location.

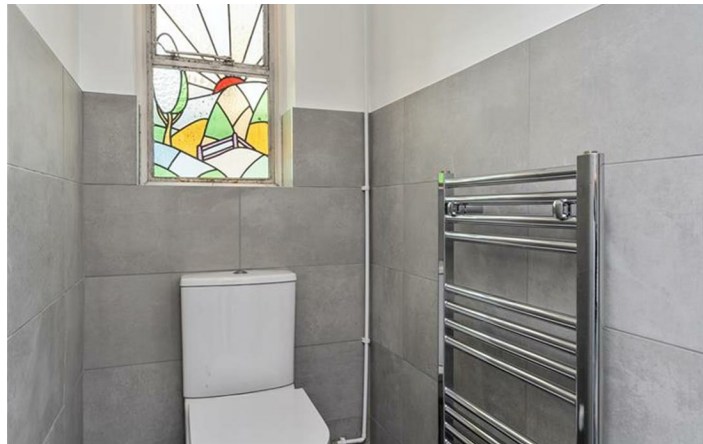
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Council Tax Band: G



Introducing an incredible opportunity in one of Wanstead's most sought-after roads. With a sprawling 170ft south/easterly garden, 2,083 square feet of living space, and planning permission already granted to extend, this detached home offers endless potential to craft your dream family home. Located on The Avenue, renowned for its spacious plots and proximity to everything you need, this property sits just 0.2 miles from Wanstead's vibrant High Street, where you'll find everything from chic boutiques to trendy spots like Gail's Bakery, The Ginger Pig, and Must Wine Bar. For your daily commute, Wanstead and Snaresbrook Stations are within a short 0.4-mile walk, and the coveted Wanstead Park is only 0.8 miles away, offering a haven for scenic strolls and cycling. And let's not forget – you're also within walking distance of top nurseries, schools, and everything this leafy, family-friendly area has to offer.

This home is set on a generous plot, with a wide driveway, side access on both sides, and a generous south/easterly garden – giving you the space to fully reimagine both the interior and exterior. Whether you're expanding the existing footprint or creating a fresh new design, the potential is boundless. The ground floor features a naturally bright and roomy entrance hall, three spacious reception rooms, a kitchen with an attached utility/store area, a lean-to, and a handy downstairs WC (plus another outdoor WC). The garage offers even more possibilities, whether you use it for additional parking or extra storage.

Upstairs, you'll find four comfortable bedrooms, a family bathroom, and a separate WC – with the opportunity to combine these two spaces and create a luxury bathroom. What's more, planning permission has been granted for two storey front/side and two-storey side/rear extensions, plus the addition of three Juliette balconies to the first floor (application number 1005/22, granted on 9th June 2022). Offered chain-free, this is a chance to secure a home with tremendous potential in one of Wanstead's prime locations

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"