



## Benvenue, The Avenue, Wanstead

- An exceptionally charming, detached, bespoke residence
- Constructed and retained by the original owners for seventy years
- Four generous double bedrooms
- Integral garage with ample off-street parking

## Offers In Excess Of £2,100,000 Freehold

- Located in central Wanstead on one of Wanstead's most prestigious roads
- A deep and wide plot with extensive opportunity to refurbish and extend (STPC)
- An exceptionally, naturally bright home with many dual-aspect rooms
- Rear garden in excess of 100 feet leading to a brick built pavilion

# Benvenue, The Avenue, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are humbled to offer to market this once in a generation opportunity to acquire this substantial detached home, built and maintained by the current family for seventy years in one of Wanstead's most prestigious roads.



Council Tax Band: G



Set behind the vibrant high street in an exceptionally tranquil setting, this home enjoys the perfect balance of seclusion and connectivity. Both Wanstead and Snaresbrook Underground Stations are within easy walking distance, offering swift access to Central London in under 30 minutes — ideal for city professionals seeking sanctuary without compromise. Residents are also perfectly positioned to enjoy Wanstead’s celebrated green spaces, highly regarded schools, and a thriving community atmosphere. The area boasts an array of independent boutiques, artisanal cafés, welcoming bistros, and stylish bars — all adding to the unique charm that makes Wanstead one of East London’s most desirable village settings.

Nestled in one of Wanstead’s most coveted and distinguished locations, The Avenue has long been synonymous with elegance and architectural distinction. This tree-lined enclave showcases an exquisite collection of residences, many of which are individually commissioned homes, crafted across generations — from the grandeur of the Victorian era to the refined design sensibilities of the modern day. This particular home stands as a rare and remarkable offering. Commissioned by the current family in 1954 and lovingly maintained ever since, the property façade echoes a timeless allure of a home much older than its mid-century origins. With its quintessential ‘chocolate box’ façade, the home is beautifully framed by award-winning, cottage-style gardens to both the front and rear — a picturesque setting that further enhances the enchanting sense of being nestled within a tranquil village enclave. Positioned centrally in a notably deep and expansive plot, this substantial detached home is set amidst beautifully landscaped front gardens and enjoys ample off-street parking, along with direct access to an integral garage via a broad, covered porch—adding both functionality and charm. While the home has been lovingly maintained, it now offers an exciting opportunity for a purchaser to modernise and personalise to their taste.

The generous plot, layout, and existing footprint also present extensive scope for enlargement, including potential for loft conversion or significant ground floor extension, subject to the necessary planning permissions.

The property is accessed via two entrances, with the principal doorway discreetly situated to the left as you approach the residence. This entrance opens into a welcoming hallway featuring classic flagstone flooring and a conveniently located ground floor cloakroom. Natural light floods the interior, a standout feature thanks to the predominantly double-aspect layout of many rooms. The main reception room, a deep and light-filled lounge, leads through an archway to a formal dining room with an attractive bay window overlooking the garden. There is a generously sized second reception room with garden access which lends itself well to use as an office or playroom. The dining room leads to an L-shaped kitchen/dining room to the rear is bathed in natural light from a striking picture window and provides direct access to both the dining room and entrance hall—creating a fluid and functional layout ideal for modern family life. To the first floor are four generously proportioned double bedrooms. The principal suite is especially impressive, enjoying dual-aspect windows, extensive built-in wardrobes, and a spacious en-suite bathroom. A contemporary family shower room serves the remaining bedrooms. Several rooms benefit from expansive rear-facing windows with delightful garden views.

The rear garden is a particular highlight—stretching in excess of 100 feet and thoughtfully planted with a rich variety of mature shrubs and flowering borders. A paved terrace leads to a deep lawn surrounded by vibrant beds that offer privacy and year-round interest. At the far end of the garden, a charming pavilion with raised, covered veranda offers the perfect space for a home office, creative studio, or quiet retreat. To the rear right of the garden there is further land on a separate title, which is included in the sale. This is a rare opportunity to acquire a substantial family home in a prime setting, offering not only beautifully proportioned accommodation but also exceptional potential to create a bespoke residence tailored to your lifestyle.

EPC RATING: D60  
COUNCIL TAX BAND: G

Reception Room

22'6" x 13'8"

Reception Room

22'0" x 10'2"

Dining Room

18'8" x 10'5"

Kitchen

19'1" x 15'8"

Lobby

9'4" x 5'10"

Bedroom

19'10" x 15'3"

Bedroom

17'8" x 10'4"

Bedroom

13'8" x 12'0"

Bedroom

13'8" x 10'4"

Garage

30'10" x 10'4"

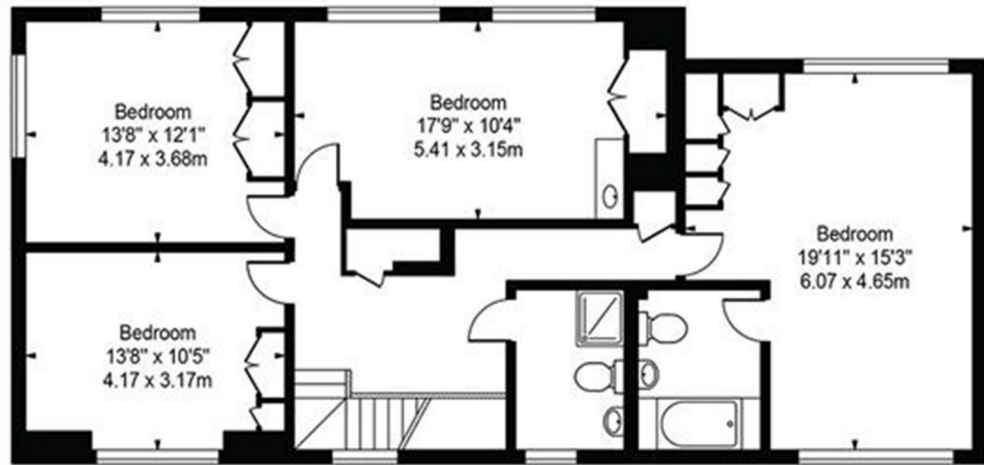




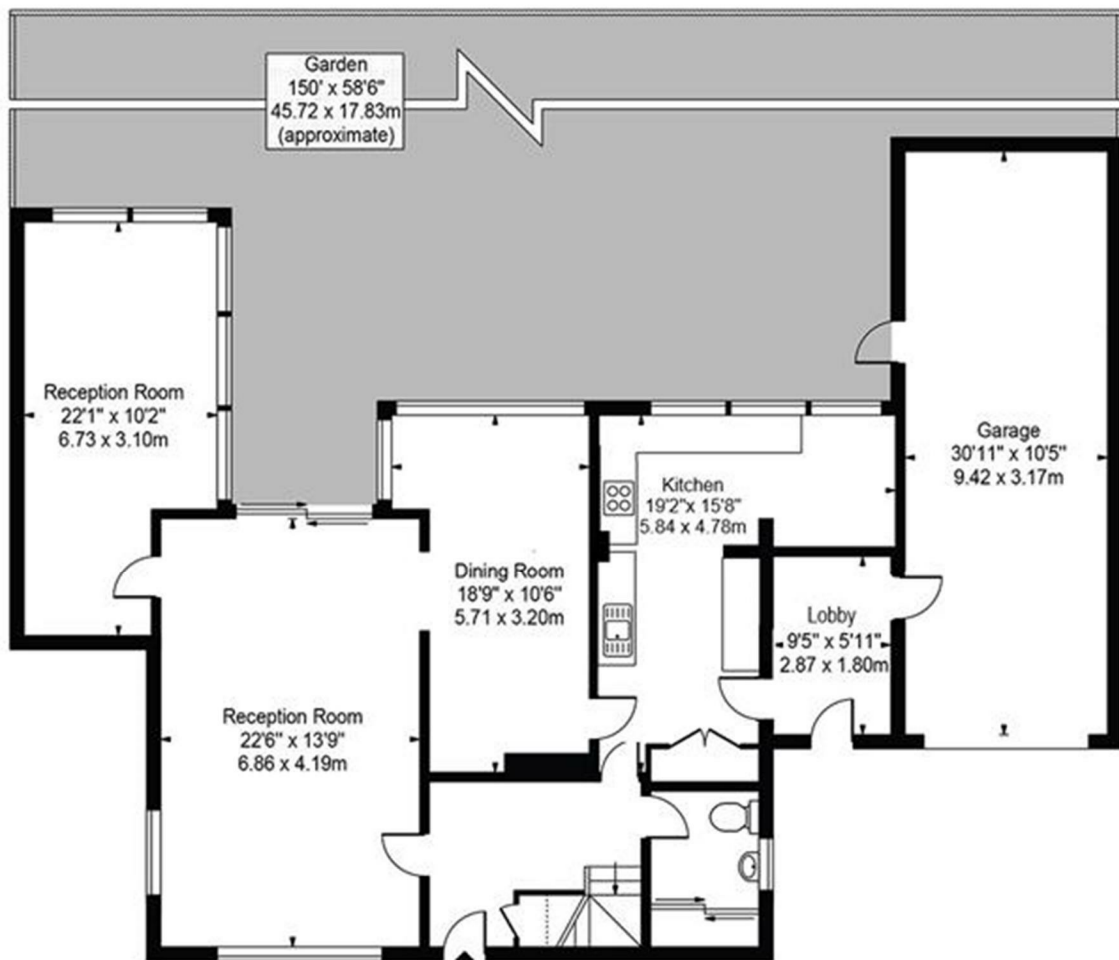
## The Avenue

Approx. Gross Internal Area 2175 Sq Ft - 202.06 Sq M  
(Excluding Garage & Store)

Approx. Gross Internal Area Of Garage & Store 400 Sq Ft - 37.16 Sq M



First Floor



Ground Floor

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.