



The Avenue, Wanstead

Offers In Excess Of £2,300,000 Freehold

- Prime position on Wanstead's most prestigious road
- Five bedrooms & three en-suite shower rooms
- Three generous reception spaces
- Carriage driveway and integral double garage
- Planning Permission Granted for loft conversion with further opportunity to extend STPP
- Grand double-fronted detached home
- South East facing garden
- Ground floor study and guest WC
- 0.4 miles to Wanstead Underground Station
- Chain free

Petty Son & Prestwich are privileged to present this truly remarkable five-bedroom detached residence, situated on one of Wanstead's most distinguished and architecturally significant roads, The Avenue. This grand five-bedroom, four bathroom, double-fronted family home offers a rare blend of heritage, scale, and seclusion in the heart of East London's most desirable village setting.

The property commands immediate presence with its classic red-brick façade, pillared porch, and sweeping carriage driveway leading to a generous double garage. The home occupies a generously wide plot, just moments from Wanstead High Street (0.3 miles). Both Wanstead and Snaresbrook Underground Stations (0.4 miles and 0.6 miles) 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 for 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. And just around the corner you will find Nutter fields offering recreational facilities such as Tennis and bowls whilst the beautiful Christchurch Green is just a short stroll away.

Internally, the impressive accommodation spans over 3,170 sq. ft., with 2,071 sq. ft. on the ground floor alone, offering an abundance of space for both family life and entertaining. The welcoming, furnishable entrance hall, finished in rich dark wood flooring, sets the tone for the home's elegant yet homely atmosphere.

To the rear, a stunning side reception room offers wraparound views of the garden via a bay window and bifold corner doors, allowing the indoor and outdoor living to merge effortlessly. A semi-open plan layout flows from beautifully appointed kitchen/breakfast room boasting composite marble work surfaces, complete with sleek, handleless cabinetry in a refined mix of white and deep walnut tones, a central island with integrated hob and seating area and a seamless connection to both a formal dining room and an additional family lounge.

A large separate utility room with internal access to the garage, a guest cloakroom, and a ground-floor study with bespoke fitted units, complete the extensive lower-level accommodation.

Upstairs, five well-proportioned bedrooms are arranged around a spacious landing, three of which enjoy the benefit of contemporary en-suite shower rooms. A stylish, fully tiled family bathroom and an additional separate W/C serve the remaining bedrooms.

Outside, the generous private rear garden offers a wonderful retreat for relaxation or entertaining. The garden is beautifully landscaped with a lawn area, striking grey slate patio and a sunken decked area with lighting and stunning plant borders. The garden is then perfectly framed with stylish slatted fencing and a mix of colour trees and mature bushes.

This rarity of home like this in Wanstead is not to be overlooked and with ample space to further landscape or extend (STPP), adding to the home's long-term versatility. Planning has been granted for a loft conversion in July 2024, planning ref 1300/24 for two bedrooms, two bathrooms and sitting room/library.

EPC Rating: C72
Council Tax Band: G



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.