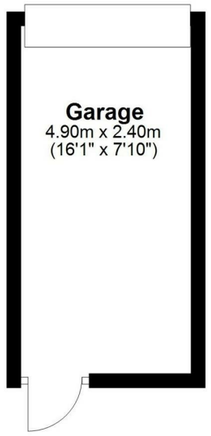
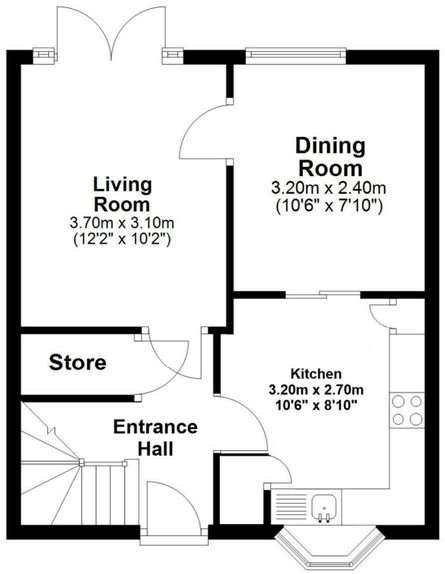
Outbuilding

Approx. 11.8 sq. metres (126.6 sq. feet)



Ground Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)

Total area: approx. 86.4 sq. metres (930.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Empress Avenue

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020 8989 2091

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www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908

Empress Avenue, Aldersbrook

£425,000 Freehold

- Two double bedroom house
- Sought after Aldersbrook Estate
- Garage
- Chain free
- Two reception rooms
- Rear access
- 0.7 miles to Manor Park Station

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

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Empress Avenue, Aldersbrook

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are pleased to offer for sale this two double bedroom terraced home, ideally positioned within the highly sought-after Aldersbrook Estate.

2 | 1 | 2 | C | Council Tax Band: C

Perfectly located just 0.6 miles from the Outstanding-rated Aldersbrook Primary School, the property is also within approximately 0.7 miles of Manor Park Station, providing swift and convenient access to London via the Elizabeth Line. Excellent bus routes along Aldersbrook Road further enhance connectivity, all while retaining the area's peaceful, village-like atmosphere. Nature lovers will appreciate being just 0.2 miles from Wanstead Park, offering scenic woodland walks, picturesque lakes, and tranquil routes leading through to Central Wanstead. Wanstead Flats, also just 0.2 miles away, provides expansive open green spaces ideal for runners, dog walkers, and outdoor leisure. Everyday conveniences are close at hand, with a recently opened Tesco Express on Aldersbrook Road just 0.4 miles away.

Offered for sale chain free, this property is ideal for buyers looking to move quickly. The accommodation comprises two spacious reception rooms, a fitted kitchen, two double bedrooms, a family bathroom, and a separate WC, along with ample internal storage throughout. Externally, the property benefits from a private rear garden with access to a garage, which can also be reached via a road to the rear.

EPC Rating: C72
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Living Room
12'2" x 10'2"

Dining Room
10'6" x 7'10"

Kitchen
10'6" x 8'10"

Bedroom
12'6" x 9'6"

Bedroom
12'6" x 8'10"