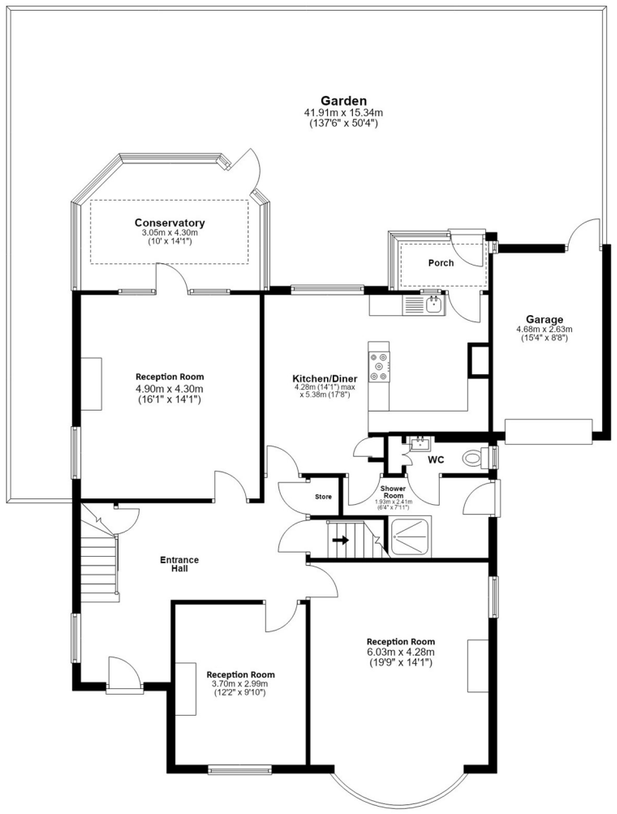
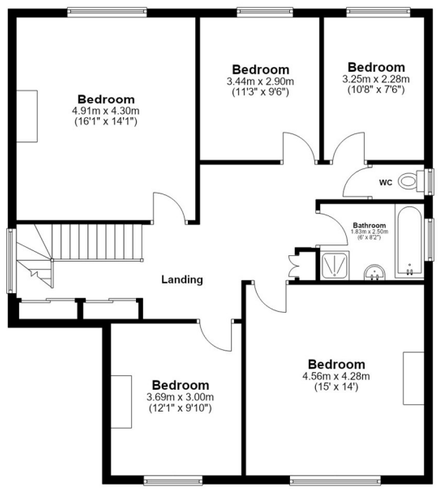
Ground Floor

Approx. 133.4 sq. metres (1435.8 sq. feet)
(excluding Garden)



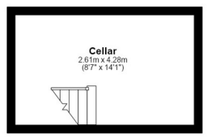
First Floor

Approx. 97.9 sq. metres (1053.3 sq. feet)



Basement

Approx. 11.2 sq. metres (120.4 sq. feet)



Total area: approx. 242.4 sq. metres (2609.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

St Marys Avenue

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
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www.pettyson.co.uk

PETTY SON & PRESTWICH
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Sidmouth, St. Mary's Avenue, Wanstead

Asking Price £2,950,000 Freehold

- Five bedroom detached house
- Three generous reception rooms & conservatory
- 2,489.1 Square foot of living space with room to further extend (STPP)
- Garage and driveway for multiple vehicles
- 0.4 Miles to the entrance of Wanstead Park
- One of Wanstead's most prestigious locations
- Kitchen/diner
- Large, mature 137 foot rear garden
- 0.3 miles to Wanstead Underground Station
- Chain free

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Sidmouth, St. Mary's Avenue, Wanstead

Occupying an enviable position on arguably Wanstead's most prestigious residential road, this substantial five bedroom detached period residence presents a rare and exciting opportunity to acquire a home of considerable presence, scale and potential.

5 | 2 | 3 | D | Council Tax Band: G







From the outset, the property makes a striking impression, boasting an imposing and wonderfully wide frontage, characteristic of the distinguished homes for which St Mary's Avenue is so highly regarded. Its attractive Mock Tudor detailing, handsome bay window, sweeping carriage driveway and magnificent original covered tiled entrance combine to create an impressive sense of arrival, offering undeniable kerb appeal and a wonderful sense of grandeur.

The location is quite simply exceptional. Wanstead Central Line Station and the vibrant High Street are just 0.3 miles away, whilst the open green spaces of Wanstead Park are within 0.7 miles. Perfectly positioned for convenient City connections whilst enjoying the charm and lifestyle of this highly sought-after neighbourhood, St Mary's Avenue offers a setting that is difficult to rival. Surrounded by an impressive collection of substantial period residences, with the beautiful chimes of St Mary's Church providing a charming backdrop, the road enjoys a character and atmosphere that is truly special.

Internally, the property offers an abundance of accommodation arranged over two floors, retaining a wealth of original character and charm. A generous entrance hall immediately sets the tone, featuring attractive exposed floorboards and beautiful original stained-glass windows which provide a wonderful glimpse into the home's period heritage.

The existing ground floor layout comprises an impressive three reception rooms, together with a conservatory, providing enormous flexibility for future reconfiguration. There is also a spacious kitchen/dining room, a ground floor shower room and access to a cellar.

The first floor continues to impress, with a particularly striking landing enhanced by a magnificent original stained-glass window, allowing natural light to flood this spacious area. There are five well-proportioned bedrooms, a family bathroom and a separate WC.

Whilst the property would now benefit from cosmetic modernisation, the underlying proportions, architectural character and sheer scale present an outstanding canvas for those looking to create a truly magnificent home. There is also considerable scope to explore further enlargement, subject to the necessary planning permissions and consents, offering the potential to create a substantial and individually tailored family residence befitting its prestigious surroundings.

To the rear, a generous and mature garden provides a wonderfully private and peaceful retreat. Featuring a paved patio, extensive lawn and an established collection of mature trees and shrubs, it offers a lovely green oasis in which to relax and entertain. The expansive garden allows for the possibility to add a generously proportioned outbuilding or swimming pool.

EPC Rating: D55
Council Tax Band: G
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
12'2" x 9'10"

Reception Room
19'9" x 14'1"

Reception Room
16'1" x 14'1"

Kitchen
14'1" x 17'8"

Conservatory
10' x 14'1"

Bedroom
14'12" x 14'1"

Bedroom
16'1" x 14'1"

Bedroom
12'1" x 9'10"

Bedroom
11'3" x 9'6"

Bedroom
10'8" x 7'6"