

## WOODLANDS AVENUE, ALDERSBROOK

£1,100,000 Freehold  
3 Bed House - Semi-Detached



### Features:

- Edwardian Semi Detached House
- Three Bedrooms + Loft Room
- Two Bathrooms + Downstairs WC
- Extended Kitchen-Diner
- Direct Rear Access to Wanstead Park
- Driveway
- Potential for Further Enhancement
- Catchment for Aldersbrook Primary School
- Surrounded by Green Space
- Cellar

Just moments from Wanstead Park, in highly sought-after Aldersbrook, this impressive three-bedroom Edwardian semi-detached home spans an impressive 1,659 square feet, each corner bursting with charm and character.

Inside, you'll find two immaculate reception rooms, a bright extended kitchen/diner, a cellar, loft room, ground floor WC and two bathrooms across the upper floors. Outside, there's a lush rear garden leading directly to Wanstead Park, and a private driveway at the front.

For transport, Leytonstone station is 1.2 miles away for access to the Central line. With a selection of highly regarded schools nearby, including Aldersbrook Primary School, it's an ideal setting for family life.

REQUEST A VIEWING  
0203 397 2222

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

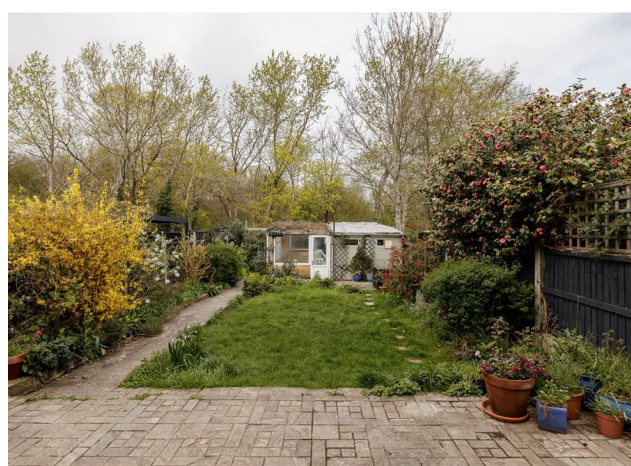
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



#### IF YOU LIVED HERE...

You're welcomed by a bright entrance hallway that immediately hints at the home's original charm. To your right, a large bay-fronted reception room is gloriously light-filled, showcasing bespoke carpentry, original flooring, a ceiling rose and a striking mantelpiece.

The kitchen/diner is awash with natural light thanks to patio doors and skylights. Sleek flooring complements the soft palette and stylish units, while a breakfast bar neatly divides the space. The adjoining dining area and reception create a sociable hub, perfect for family life or entertaining. Outside, the garden is a secluded retreat, with a brick patio, generous lawn, mature planting and a storage shed.

Upstairs, the first floor hosts three immaculate bedrooms, each with its own character, along with a modern family bathroom. In the loft, you'll find a versatile additional room, a further bathroom and useful eaves storage (you've got more storage space in the cellar, too). Already a beautiful home, it also offers exciting scope for future redesign or extension, subject to the usual permissions.

As for what's beyond your front door, the Aldersbrook neighbourhood is renowned for its rare blend of rural charm and proximity to central London. You've got Aldersbrook Riding School in one direction and the Bowls Club in the other.

To the north lies Wanstead Park, a much-loved community space and historic landmark, while to the south, you'll find the Wanstead Flats, the southernmost tip of Epping Forest.

#### WHAT ELSE?

- As well as having Leytonstone station nearby, Manor Park station is 1.3 miles away, where you have access to the Elizabeth line - perfect for commutes to the City or West End.
- Drivers benefit from being just 15 minutes from the North Circular.
- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area, one of the main reasons the area is so popular.



#### A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON  
E11 ASSISTANT BRANCH MANAGER

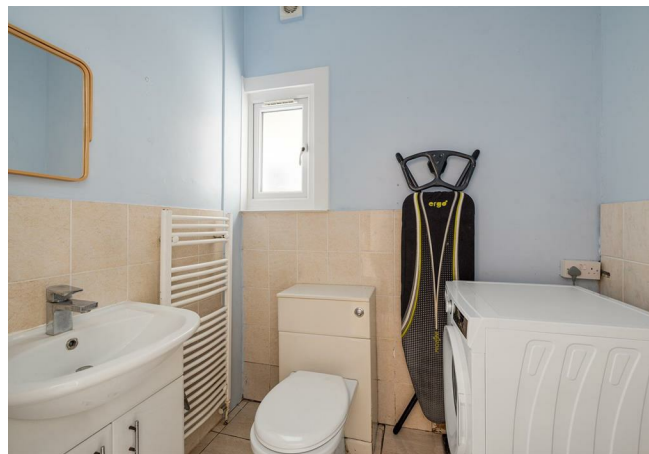
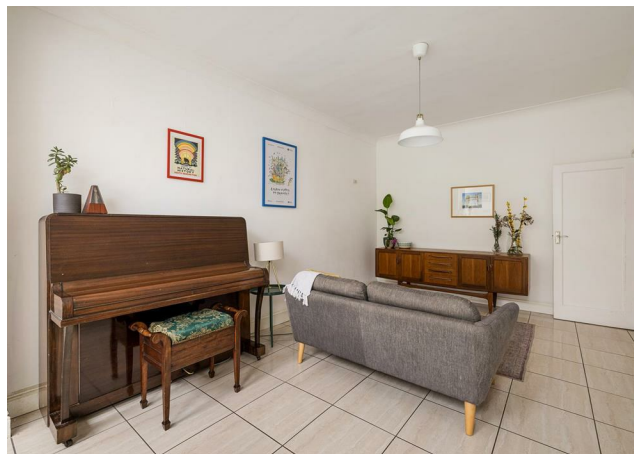
REQUEST A VIEWING  
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Reception Room**  
12'11" x 12'9"

**Downstairs WC**  
4'10" x 6'7"

**Reception Room**  
11'0" x 15'7"

**Kitchen/Diner**  
18'11" x 16'9"

**Upstairs WC**  
3'1" x 3'11"

**Bathroom**  
6'1" x 5'11"

**Bedroom**  
12'9" x 12'9"

**Bedroom**  
10'11" x 15'6"

**Bedroom**  
8'0" x 12'2"

**Bedroom**  
19'1" x 14'6"

**Ensuite**  
6'8" x 5'0"

**Eaves Storage**

**Garden**  
approx 23'7" x 71'6"

**Cellar**  
5'10" x 16'0"



REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM