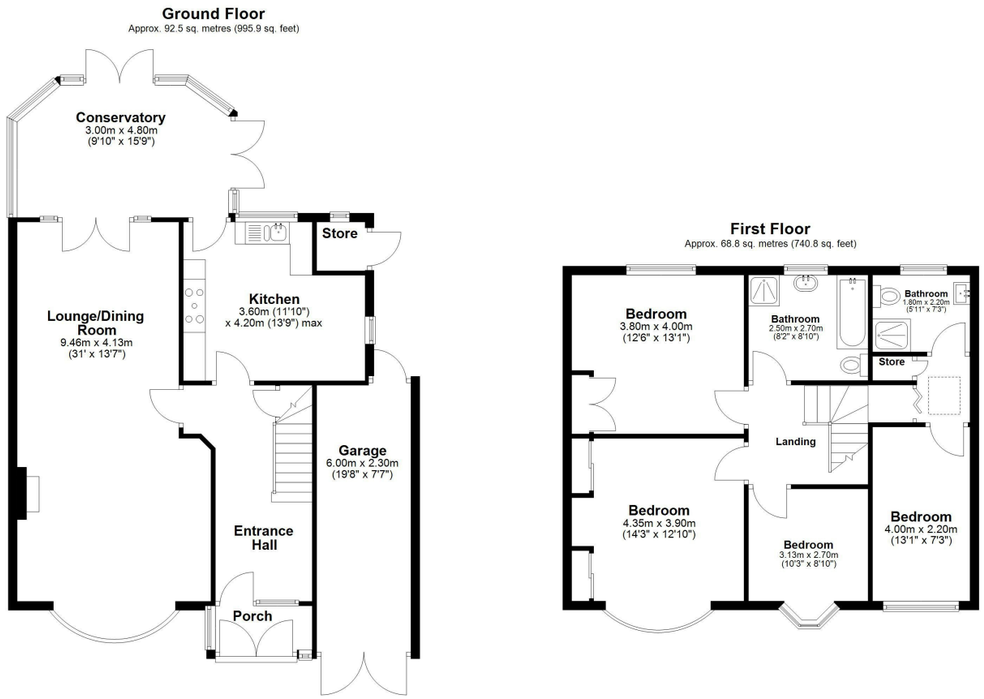

Total area: approx. 161.3 sq. metres (1736.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative 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.

Bushey Avenue

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

Bushey Avenue, South Woodford

Offers In Excess Of £1,000,000 Freehold

- Four bedroom house
- Family bathroom and separate shower room
- 0.7 Miles from Snaresbrook Underground Station
- Outside W.C
- Sought after Firs Estate
- Large garden
- Potential to extend (STPC)

11 Woodbine Place, Wanstead, London, E11 2RH
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Bushey Avenue, South Woodford

Petty Son & Prestwich are delighted to present this attractive double-bayed, four-bedroom family home, ideally positioned within the highly sought-after Firs Estate. Bushey Avenue is a desirable, tree-lined turning, conveniently located just 0.7 miles from both South Woodford and Snaresbrook Central Line stations, as well as the vibrant amenities of George Lane and Wanstead High Street.

4 | 2 | 1 | D | Council Tax Band: F

Within a short stroll, the picturesque Eagle Pond offers tranquil surroundings and scenic views towards Snaresbrook Court. The area is also well served by a selection of highly regarded state and independent schools, making it ideal for families. From the outset, the property's charming bay-fronted façade hints at its character and history, while the generous frontage and wide driveway immediately convey the scale of this substantial home. Internally, the property offers excellent proportions throughout and, while it would benefit from some cosmetic updating, presents a fantastic opportunity to create a truly bespoke family home.

The ground floor features an impressive 28ft through lounge/dining room leading into a spacious conservatory, alongside a fitted kitchen. The integral garage offers further flexibility and could be converted into an additional reception room, home office, or bedroom (subject to planning permission). The first floor comprises four well-proportioned bedrooms, three of which are doubles, with two benefiting from fitted wardrobes. A large family bathroom, complete with both bath and separate shower, is complemented by an additional shower room, which is perfect for busy family living.

To the rear, the mature garden provides a peaceful and private retreat, with a well-balanced combination of patio and lawn, bordered by established trees, shrubs, and planting. A further patio area, shed, and greenhouse are located at the far end of the garden.

Offering significant scope for extension to the rear, into the loft, or via garage conversion (subject to planning permission), as demonstrated by neighbouring properties, this is a superb opportunity to acquire a spacious home with exceptional potential in a prime location.

EPC Rating: D65
Council Tax Band: F
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Agents Note: This house has been underpinned.

Lounge/Dining Room
31' x 13'7"

Kitchen
11'10" x 13'9"

Conservatory
9'10" x 15'9"

Garage
19'8" x 7'7"

Bedroom
14'3" x 12'10"

Bedroom
12'6" x 13'1"

Bedroom
13'1" x 7'3"

Bedroom
10'3" x 8'10"