



TOTAL FLOOR AREA: 1755sq.ft. (163.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council: Redbridge | Council Tax Band: F | Floor Area: 1755.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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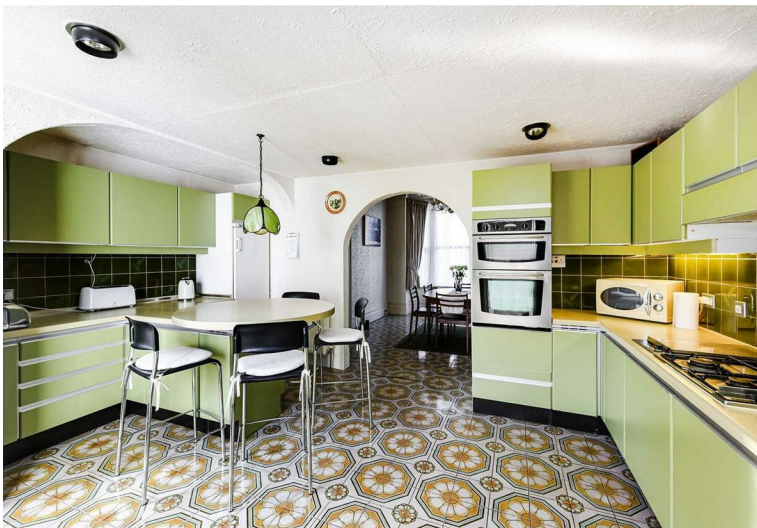
Empress Avenue, Aldersbrook, E12 5ES
£1,350,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Churchill estates are proud to present for sale this beautiful and exceptionally spacious family home located in the desirable and sought after Aldersbrook Conservation area. This imposing double fronted property offers well proportioned accommodation throughout and is ideally located within the catchment area of the highly regarded and Ofsted 'Outstanding' rated Aldersbrook Primary school (0.4 miles). This period home has been lovingly maintained by the current vendors and offers timeless elegance which we advise seeing in person to fully appreciate what this property has to offer.

As you approach from the street you are greeted by a picturesque and well stocked front garden, tiled path and an elegant porch as you enter.

The ground floor comprises a charming hallway that leads into a substantial reception / dining room which features an attractive bay window, generous kitchen / breakfast room with a utility area leading into a ground floor shower room and an extensive second reception with feature fireplace and direct access via French double doors to the stunning and well established South facing garden measuring approximately 120ft in length.

Arriving on the first floor you will find three generous double bedrooms with two featuring ample built in wardrobes and a generously sized four-piece family bathroom.

Further benefitting from a large cellar for additional storage, useful side access, gas central heating, double glazing throughout and great potential to extend subject to the usual planning permission or building regulations required. Whilst being ideally positioned only a few minutes' walk to the idyllic Wanstead Park, offering peaceful and stunning woodland along with tranquil lakes and also within very close proximity are the open green spaces of Wanstead flats with its array of football pitches, Aldersbrook bowling club and Blake Hall Road tennis courts.

For more information or to arrange an appointment to view, please contact the office at your convenience.

