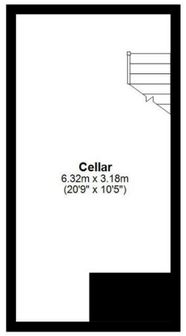
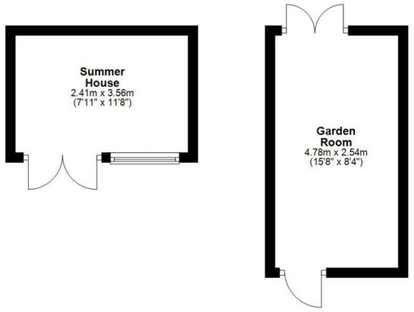
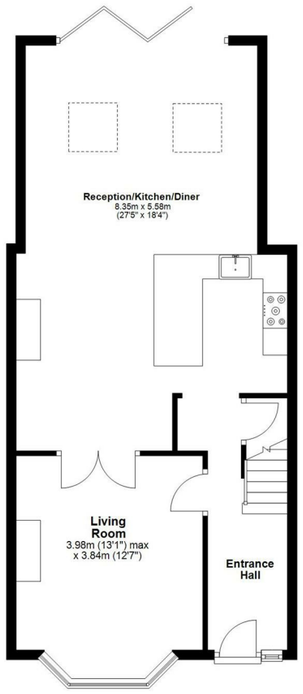
Basement
Approx. 20.1 sq. metres (216.3 sq. feet)



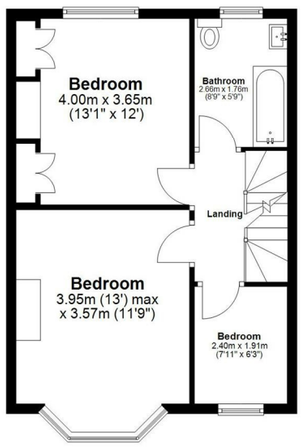
Outbuilding
Approx. 20.7 sq. metres (223.0 sq. feet)



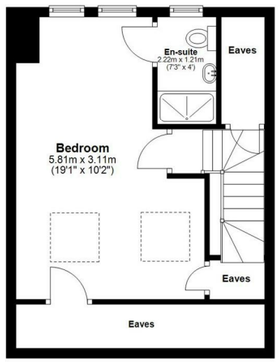
Ground Floor
Approx. 66.3 sq. metres (714.0 sq. feet)



First Floor
Approx. 45.0 sq. metres (483.9 sq. feet)



Second Floor
Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 187.2 sq. metres (2015.2 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.

Woodlands Avenue

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PETTY SON & PRESTWICH
EST.1908









Woodlands Avenue, Aldersbrook

Asking Price £1,200,000 Freehold

- Stunning, semi-detached Edwardian home
- Family bathroom and en-suite
- Spacious open-plan kitchen, dining and family room
- Gated side and rear access
- 0.2 Mile walk to Aldersbrook Primary School
- Four bedrooms
- Original timber sash windows
- Restored original features alongside contemporary design
- Large, landscaped south-facing garden with garden studio
- Moments from Wanstead Park and the Wanstead Flats

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Woodlands Avenue, Aldersbrook

SOLD BY PETTY SON & PRESTWICH An attractive four-bedroom Edwardian semi-detached home combines elegant period character with carefully considered modern design. Recently extended, the property includes a loft conversion, rear extension and landscaped, south facing garden including a fully insulated garden studio.

4 2 2 E Council Tax Band: E







SOLD BY PETTY SON & PRESTWICH Situated within the sought-after Aldersbrook Estate, the property is moments from Wanstead Park and close to the open green spaces of Wanstead Flats. The area is known for its strong community feel, excellent amenities and the outstanding Aldersbrook Primary School just 0.2 miles away. Manor Park railway station, around 1.2 miles away, offers Elizabeth Line connections into Stratford and Liverpool Street.

Behind its rendered frontage, the house has been carefully updated while retaining original features. Improvements completed within the last three years include a full rewire with USB and USB-C sockets, a new Vaillant combi boiler installed in 2024 and a linked smoke alarm system. Natural materials such as timber, marble and exposed brick are paired with soft neutral tones throughout. The welcoming hallway retains restored mosaic tiles and original timber doors. To the front, the bay-fronted reception room features restored floorboards, plantation shutters and a recently installed HETAS-certified wood burner. Glazed timber doors open into the extended open-plan kitchen, dining and family room, filled with natural light from skylights and anthracite bifold doors. The kitchen includes blue-grey Shaker cabinetry, quartz worktops, engineered oak herringbone flooring and integrated appliances including an AEG dishwasher, Bosch fridge-freezer and Stoves range cooker. Brass lighting and level access to the patio create a seamless connection to the south-facing garden. A cellar with lighting and power provides useful storage or workshop space.

The first floor offers three bedrooms and a stylish bathroom fitted in 2021. The principal bedroom spans the front bay, while the second double bedroom includes built-in wardrobes and garden views. A third bedroom is currently used as a home office. The bathroom features limestone flooring, a teak vanity unit and black fittings. Completed in 2024, the loft principal suite enjoys dual-aspect windows, built-in eaves storage and warm terracotta décor. The en suite includes marble tiling, mosaic flooring and a remote-controlled Mira shower. Outside, the landscaped south-facing garden extends to around 110 feet, with an elevated tiled terrace, generous lawn and mature planting. At the rear, a fully insulated garden studio built in 2024 offers flexible use as a gym, office or playroom, while a separate summer house and gated rear and side access add further practicality.

EPC Rating: E49
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception/Kitchen/Diner
27'5" x 18'4"

Living Room
13'1" x 12'7"

Cellar
20'9" x 10'5"

Bedroom
12'12" x 11'9"

Bedroom
13'1" x 11'12"

Bedroom
19'1" x 10'2"

Summer House
7'11" x 11'9"

Garden Room
15'8" x 8'4"