



TOTAL FLOOR AREA: 1787sq.ft. (166.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.  
 Made with Metrepro ©2025.

Council: Redbridge | Council Tax Band: F | Floor Area: 1787.00 sq ft



**CHURCHILL**  
estates

Wanstead Park Avenue, Aldersbrook, E12 5EN  
 £950,000 Freehold

Bedrooms: 4 | Reception Rooms: 3 | Bathrooms: 2

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	49	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



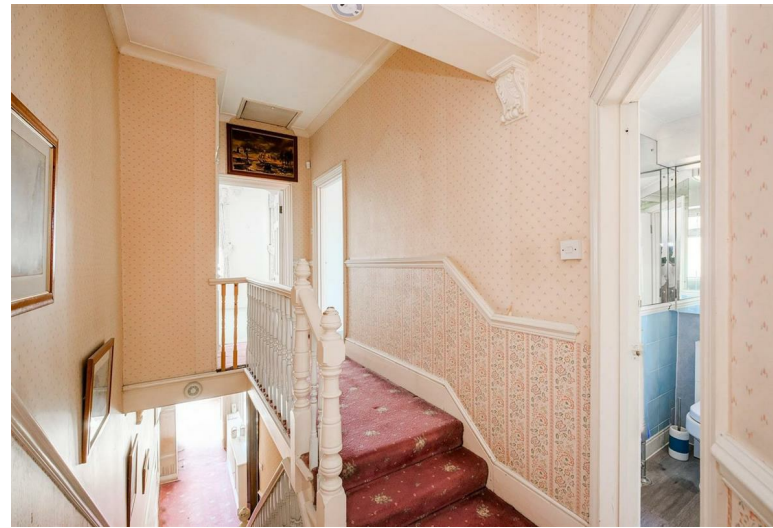
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



**CHURCHILL**  
estates

Request a Viewing: **020 8989 0011**

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



\*\* No chain - Available to view by appointment \*\*

Churchill estates are delighted to present for sale this exceptionally spacious four bedroom family home located in the desirable and sought after Aldersbrook Conservation area. This semi-detached property offers well-proportioned accommodation throughout and is ideally located within very close proximity of the highly regarded Aldersbrook Primary school (0.6 miles).

The ground floor comprises a charming hallway that leads into a generous front reception with feature bay window, second reception that provides access to the extensive kitchen which incorporates ample base and wall units, ground floor shower room with WC and a substantial third reception with French doors leading out to the well tended rear garden with a patio area to laid lawn and shrub borders.

On the first floor you will find a modern shower room and four generously sized bedrooms, with the main spanning the entire width of the property and featuring built in wardrobes and a bright bay window.

Further benefitting from a large cellar for additional storage, high ceilings throughout, useful side access, garage, gas central heating, double glazing, potential to extend subject to the usual planning permission or building regulations required and is being sold chain free.

This home is ideally positioned with excellent transports links nearby, including the popular Elizabeth Line Crossrail at Manor Park station (0.5 miles) and Wanstead Central Line station only a short bus journey away. Whilst being 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.

Council Tax band F

