

TOTAL FLOOR AREA: 1464sq ft (136.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the figures and measurements with the seller.

Council: Redbridge | Council Tax Band: E | Floor Area: 1464.00 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.

CHURCHILL
estates



CHURCHILL
estates

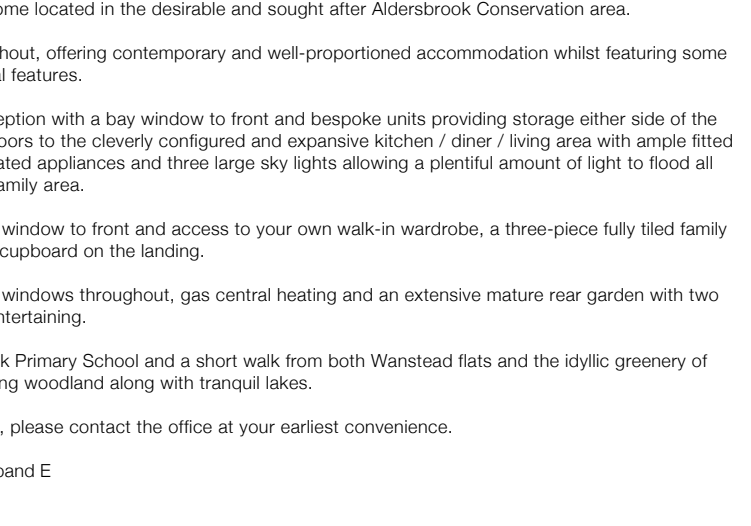
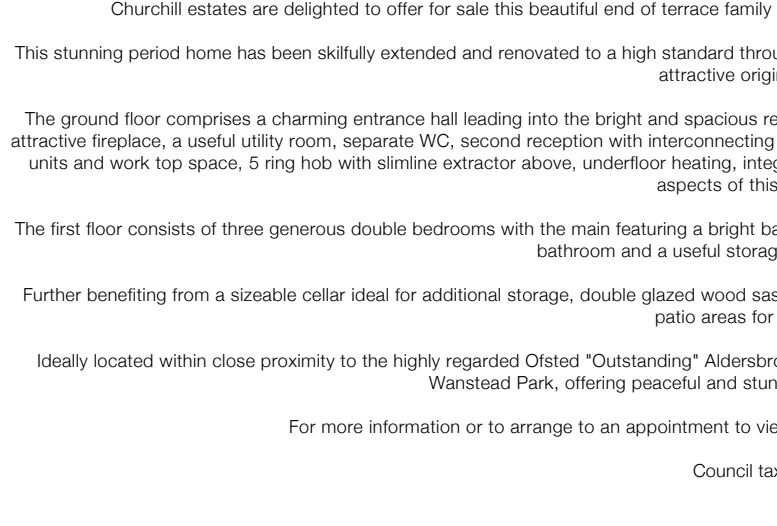
Wanstead Park Avenue, Aldersbrook, E12 5EF
£1,150,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: 020 8989 0011

Email: wanstead@churchill-estates.co.uk



Churchill estates are delighted to offer for sale this beautiful end of terrace family home located in the desirable and sought after Aldersbrook Conservation area.

This stunning period home has been skilfully extended and renovated to a high standard throughout, offering contemporary and well-proportioned accommodation whilst featuring some attractive original features.

The ground floor comprises a charming entrance hall leading into the bright and spacious reception with a bay window to front and bespoke units providing storage either side of the attractive fireplace, a useful utility room, separate WC, second reception with interconnecting doors to the cleverly configured and expansive kitchen / diner / living area with ample fitted units and work top space, 5 ring hob with slimline extractor above, underfloor heating, integrated appliances and three large sky lights allowing a plentiful amount of light to flood all aspects of this family area.

The first floor consists of three generous double bedrooms with the main featuring a bright bay window to front and access to your own walk-in wardrobe, a three-piece fully tiled family bathroom and a useful storage cupboard on the landing.

Further benefiting from a sizeable cellar ideal for additional storage, double glazed wood sash windows throughout, gas central heating and an extensive mature rear garden with two patio areas for entertaining.

Ideally located within close proximity to the highly regarded Ofsted "Outstanding" Aldersbrook Primary School and a short walk from both Wanstead flats and the idyllic greenery of Wanstead Park, offering peaceful and stunning woodland along with tranquil lakes.

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

Council tax band E

