



**Price**  
**£1,150,000**

**Freehold**

4x  2x  1x 

**Woodlands Avenue,  
Wanstead, E11**

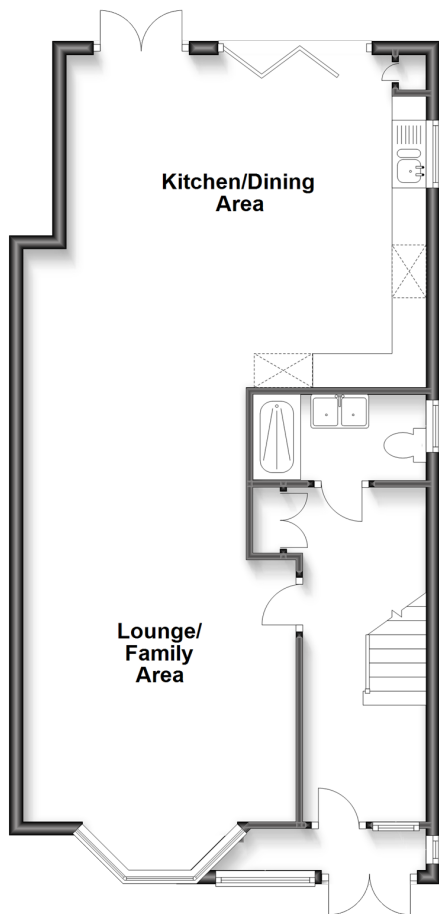
**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

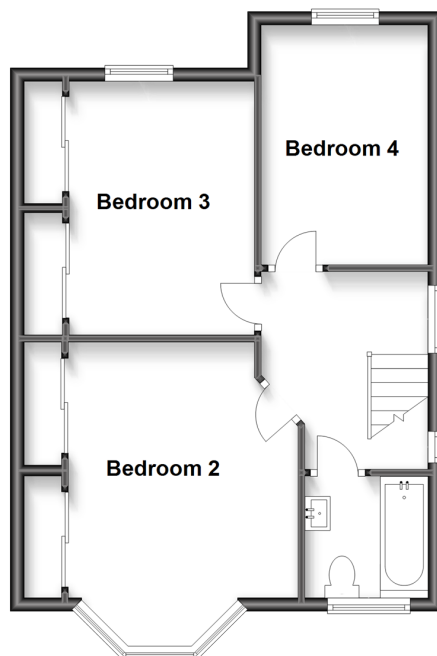
### Ground Floor

Approx. 67.6 sq. metres (727.9 sq. feet)



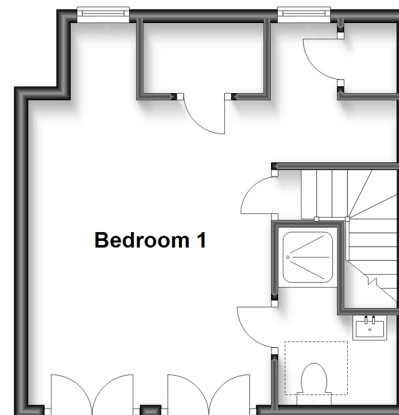
### First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



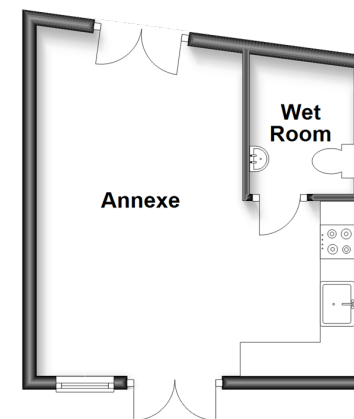
### Second Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



### Outbuilding

Approx. 22.7 sq. metres (244.4 sq. feet)



## Accommodation

### BASEMENT

Utility Room: 5'1 x 2'7 (1.55m x 0.79m)

### GROUND FLOOR

Hallway: 16'2 x 6'0 (4.93m x 1.83m)

Lounge: 24'0 x 13'0 (7.32m x 3.97m)

Kitchen/Diner: 17'9 x 16'1 (5.41m x 4.91m)

Shower Room: 8'2 x 3'8 (2.49m x 1.12m)

### FIRST FLOOR

Landing: 9'6 x 7'8 (2.90m x 2.34m)

Bedroom 1: 15'4 x 11'0 (4.68m x 3.36m)

Bedroom 2: 12'4 x 10'2 (3.76m x 3.10m)

Bedroom 3: 11'6 x 8'0 (3.51m x 2.44m)

Bathroom: 6'2 x 5'9 (1.88m x 1.75m)

### SECOND FLOOR

Bedroom 4: 14'8 x 11'7 (4.47m x 3.53m)

En Suite: 5'7 x 4'2 (1.70m x 1.27m)  
narrowing to 3'6 x 2'5 (1.07m x 0.74m)

### OUTSIDE

Driveway

Rear Garden

Summer House





## Main features

- 4 bed semi-detached family home
- Extended open plan kitchen/diner with modern kitchen appliances
- Family bathroom & additional downstairs W/C & shower room
- Large garden with garden room backing onto Wanstead Park
- Aldersbrook Primary School catchment area
- Off street parking



### Nearest Schools

Primary Schools: Aldersbrook Primary 0.2 miles, Our Lady of Lourdes RC Primary 0.7 miles, Davies Lane Primary 0.8 miles

Secondary Schools: Wanstead High School 0.7 miles, Tom



### Transport Information

Train Stations: Wanstead Park 0.9 miles, Leytonstone High Road 0.9 miles, Forest Gate 1.1 miles  
Underground Wanstead 0.6 miles, Leytonstone 0.9 miles, Redbridge 0.9 miles



**Address** Redding Mill Lane 2.8 miles, Bow Church 3.4 miles, Woodlands Avenue, Wanstead, E11



### Directions

For directions to this property please contact us.





Call Wanstead Branch 020 8530 3741 ■ [douglasallen.co.uk](https://douglasallen.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



53208391/20230112/RP/RP