



Price

£1,150,000

Freehold

4x  2x  1x 

Woodlands Avenue,
Wanstead, E11

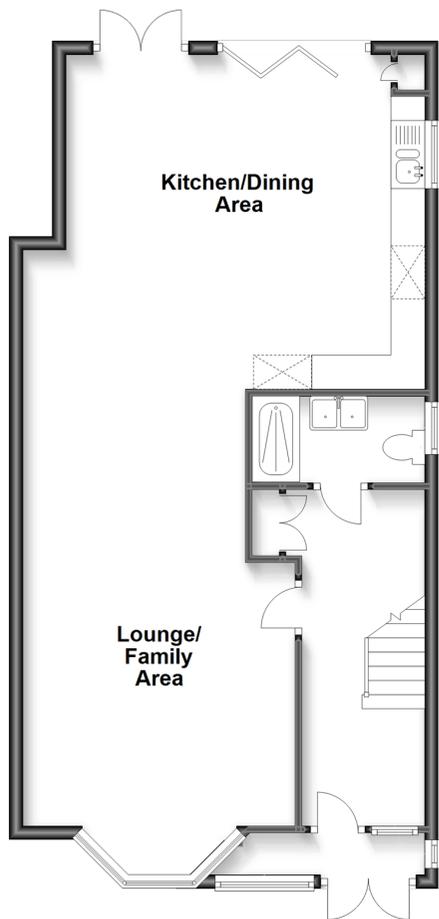
OVER 60?

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

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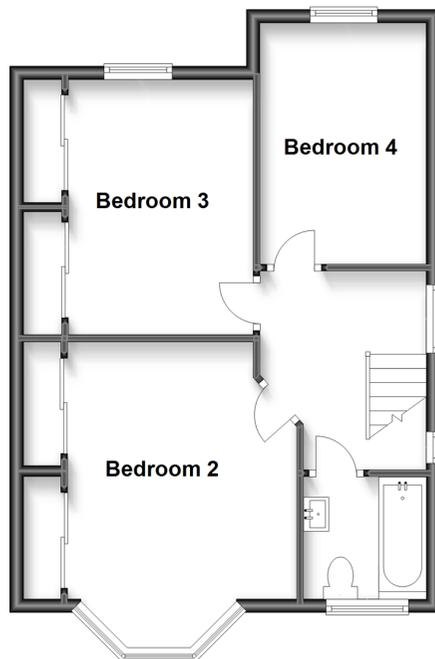
Ground Floor

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



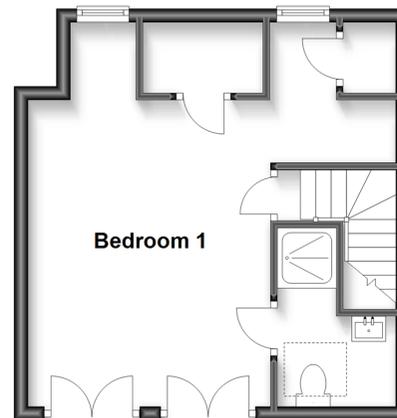
First Floor

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



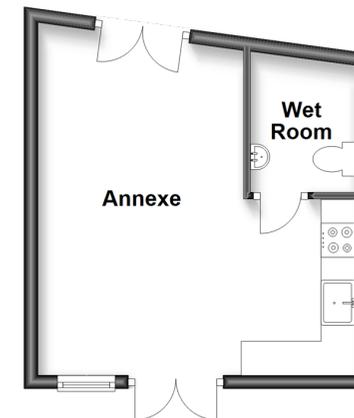
Second Floor

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 ending Mill Lane 2.8 miles, Bow Church 3.4 miles, Woodlands Avenue, Wanstead, E11



Directions

For directions to this property please contact us.



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Call Wanstead Branch 020 8530 3741 ■ 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.



EPC RATING



53208391/20230112/RP/RP