

## EMPRESS AVENUE, ALDERSBROOK

### Offers In Excess Of £1,250,000 Freehold 4 Bed House - Semi-Detached



#### Features:

- Edwardian Semi-Detached Linked House
- Chain Free
- Located on Sought After Aldersbrook Estate
- Close to Wanstead Flats and Wanstead Park
- Conservation Area
- Brimming with Original Features
- Four Bedrooms
- Cellar
- Close to Manor Park Station (Elizabeth Line)

A statuesque four bedroom Edwardian semi detached linked home, in our sought after Aldersbrook Estate. With 1500 square foot of sumptuous living space and superb mature garden, this is a beautifully impressive family home.

You'll be in a serene spot surrounded by green spaces, with Wanstead Flats and Wanstead Park moments away. Sitting in a conservation area, your new home has been lovingly maintained from the striking frontage with delicate ironwork porch to the secluded rear garden. Inside you'll find original features in every generous room, with picture rails and ceiling roses subtly displayed against the timeless decor throughout. A truly splendid property.

REQUEST A VIEWING  
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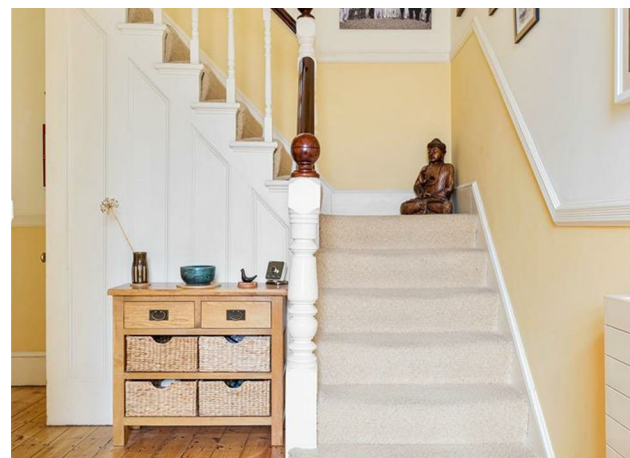
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IF YOU LIVED HERE...

Your hallway takes you first into your front reception, with grand bay window and 220 square foot of space. An Edwardian-style fireplace with marble surround commands the room, a simple, refined aesthetic setting the tone for the rest of the property. Your downstairs WC is tucked away off the hallway on the way to your second reception. This gives you an incredible 250 square foot, overlooked by ornate cornicing and divided by a graceful archway, to arrange as you please. To the rear is your kitchen, with country style units topped by solid wood worktop, and a skylight above.

Also to the rear of your second reception is your wood framed conservatory, an extra 85 square foot of sun-kissed space that leads you out into your exceptional garden. Follow the path between the blooming beds to a long lush lawn, raised circular deck and pond. Back in your hallway, you'll pass the stairs to your 110 square foot cellar before heading up to your first floor. Two double bedrooms sit to the rear with a view of that gorgeous garden. The first has a bespoke wardrobe to one corner and 135 square foot of space. Both have original floorboards underfoot and an original fireplace.

Next off your hallway is your bathroom, part tiled in earthy tones with its own sash window, with modern white suite. To the front, with its own splendid bay window, is your principal bedroom. This gives you 220 square foot of luxuriant space as below, with stripped floorboards underfoot and twin bespoke wardrobes. Your fourth bedroom, at 70 square foot, makes for an ideal study space or nursery, or could become another bathroom if you feel you need one.

It's just under a mile to Manor Park station, where you can take the superfast Elizabeth Line to Tottenham Court Road and find yourself in the heart of London in just twenty five minutes. Wanstead Park and Wanstead Flats are each a five minute stroll away. Wanstead, with its village atmosphere and fantastic pubs and restaurants, is under two miles from your new home.

WHAT ELSE?

- Schools rated 'Outstanding' or 'Good' nearby include Aldersbrook Primary, Highlands Primary and Woodgrange Infant School.
- Your new local is The Golden Fleece, a pub with a fabulous beer garden poised right on the edge of Wanstead Flats.
- As well as being surrounded by green spaces you're in the midst of a cluster of sports clubs, from cricket to tennis.



A WORD FROM THE OWNER...

"We have loved living in this light and spacious house with its many original features. We have enjoyed creating an attractive wildlife garden and enjoyed walking and socialising in nearby green spaces. We've benefited from fantastic road and rail links and a good bus service just down the road to Wanstead's thriving high street and other transport links, enabling us easy access to our various work places and family and friends over the years. We've made life-long friends among our fabulous neighbours in Aldersbrook. We will be sad to leave."

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**Reception Room**  
15'7" x 14'11"

**Reception Room**  
23'9" x 11'11"

**Kitchen**  
12'2" x 5'11"

**Conservatory**  
9'4" x 8'11"

**Cellar**  
16'9" x 6'8"

**Bedroom**  
10'5" x 6'4"

**Bedroom**  
15'7" x 13'7"

**Bathroom**

**Bedroom**  
11'11" x 11'11"

**Bedroom**  
11'11" x 11'5"

**Garden**  
88'6" x 26'2"



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