



**Guide price £950,000**  
**St. Peter's Avenue, LONDON, E17 3PU**



 **5**  
Bedrooms

 **3**  
Bathrooms





In terms of the first floor, each of the three bedrooms are well-proportioned doubles. The master bedroom has an en-suite and a walk-in wardrobe. The family bathroom is fully tiled (with a bath and shower cubicle) and the hallway offers ample space which is currently being used as an office.

Moving upstairs, two double bedrooms and a fully tiled shower room are waiting for you on the second floor. The larger bedroom benefits from a dormer with a Juliette balcony, which offers stunning views.

The property also comes with a gorgeous 49 square meters annex (1 double bedroom, 1 bathroom and a separate reception). The outbuilding can be easily adapted to host family members or an Au-Pair. Moreover, it can also be turned into a proper work from home office, which can end up being an immensely valuable house attribute these days.

Speaking about the outdoor area, it is difficult to overstate its size and diversity. The corner posture makes for an unusually large and wonderfully secluded expanse of outside space. The garden is very reasonably sized and is surrounded by lovely trees, which guarantees a great deal of privacy. The future owner will have a few secluded seating spots, all ideal for dining al fresco.

The property also has approved planning to extend the first-floor area to create an even more impressive living space if needed.

Epping Forest is at the doorstep and some of the best schools in the area, as well as a variety of shops and local amenities, can be found in the near proximity. Snaresbrook Central Line and Wood Street Station are within walking distance.

Those, who enjoy different outdoor and sporting pursuits, will find Golf, Tennis, Cricket, Rugby, Football and Equestrian Centres nearby, and the open spaces of Epping Forest and Highams Park Lake offer wonderful areas to enjoy fresh air and long walks

### Ground Floor

**Living Room** 8.00 x 4.00m (26'3 x13'1)

**Reception** 4.00 x 3.80m (13'1 x 12'6)

**Kitchen** 6.20 x 4.00m (20'4 x 13'1)

## First Floor

**Bedroom 4** 4.45 x 4.00m (14'7 x 13'1)

**Bedroom 3** 4.00 x 3.60m (13'1 x 11'0)

**Bedroom 5** 4.00 x 3.80m (13'1 x 12'6)

## Second Floor

**Bedroom 1** 6.00 x 4.20m (19'8 x 13'9)

**Bedroom 2** 6.00 x 2.60m (19'8 x 8'6)

## Annex

**Bedroom** 4.60 x 3.20m (15'1 10'6)

**Living Room** 5.20 x 5.00 (17'1 x 16'5)

## WORD FROM THE OWNER:

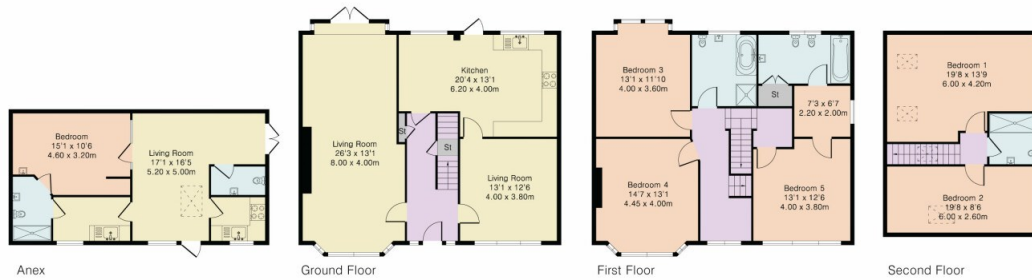
"We have been fortunate enough to live in this house for nearly 10 years and now it's time to move on and let another family take over. For a family with children we are near the best schools in the area. Forest school, in particular. Living here we came to appreciate the serene location – minutes from North circular road, equi-distant from Wood street station and Snaresbrook Central line as well as the amazing Epping Forest at the doorstep. We have spent many hours in the forest with our children over the years and enjoyed the glorious flock of swans in the eagle pond on Snaresbrook road. Wood St has a wide range of shops and eateries so plenty to do night and day on one side and Wanstead's enviable village lifestyle on Wanstead high street on the other. Walthamstow market is a 15-minute walk or a minute on the train. It's been a joy to live in this beautiful house and we shall miss the area and our lovely neighbours."





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Approximate Gross Internal Area 2818 sq ft – 262 sq m  
Ground Floor Area 893 sq ft – 83 sq m  
First Floor Area 893 sq ft – 83 sq m  
Second Floor Area 501 sq ft – 47 sq m  
Garage Area 532 sq ft – 49 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

