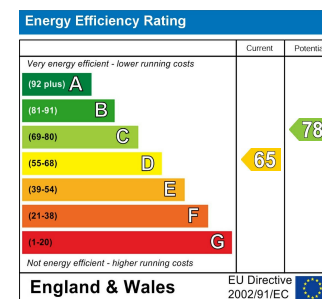
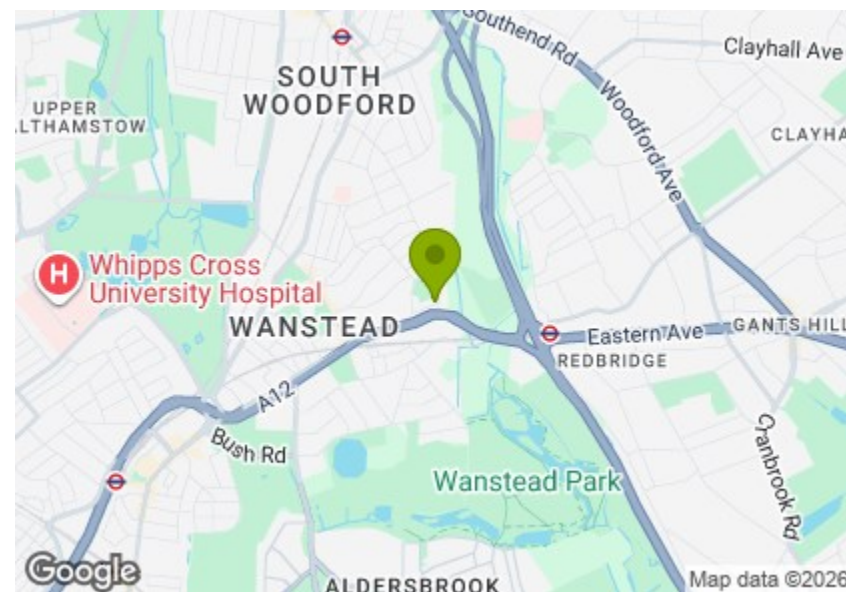




Total Area (Excluding Garage & Eaves Storage): 174.9m sq ... 1882 ft sq  
Total Area (Including Garage & Eaves Storage): 192.7 m sq ... 2074 ft sq

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## REYDON AVENUE, WANSTEAD

### Offers In Excess Of £1,150,000 Freehold

### 5 Bed House



#### Features:

- Substantial 1930s Family Home
- Five Bedrooms
- Two Bathrooms + WC
- Backing On To Playing Fields
- Garage + Off Street Parking
- Wide Entrance Hall
- Further Scope for Development
- Full of Natural Light
- Close to Shops & Amenities
- 10min Walk to Wanstead Central Line Station

Perfectly nestled between the greenery of Roding Valley Park and the charming amenities of Wanstead, this beautifully designed five-bedroom 1930s home is bursting with character, offering multiple living spaces, two bathrooms and a WC, a secluded garden, garage, off-street parking and many other features, all presented in immaculate condition. While it's ready to enjoy immediately, it also offers exciting scope for further development.

The charming shops, cafes and amenities of Wanstead are just moments away, while excellent transport links include easy access to Wanstead station.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
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IF YOU LIVED HERE...

Beyond the timeless frontage lies a beautifully proportioned home, thoughtfully designed to maximise space, a hallmark of 1930s architecture.

The sense of scale is immediate thanks to the spacious entrance hall. Both the generous front and rear reception rooms feature period details, tasteful decor and large windows that flood the spaces with natural light. The conservatory makes an ideal dining room, offering fantastic views and an abundance of light, while the kitchen is smart and modern, with immaculate units and high-spec appliances.

The spacious garden is wonderfully secluded, backing onto a playing field for uninterrupted views and a peaceful setting to relax on the patio.

Upstairs, the first floor hosts four generous bedrooms, a modern family bathroom and the added convenience of a separate WC. The loft floor is dedicated to the master bedroom, complete with an ensuite featuring both a bath and separate shower.

While retaining much of its original 1930s character, the home also offers exciting scope to modernise and make it your own, creating the perfect blend

of period charm and contemporary style in a wonderfully family-friendly setting.

Step outside and head towards Wanstead's village-style high street, where you'll find farmers' markets, cosy pubs, and expansive green spaces that feel a world away from the city. Despite this peaceful setting, both Wanstead station is just a short walk away, providing swift access to the City and West End via the Central line.

For local favourites, La Bakerie is a go-to for work-from-home days, while Provender Restaurant and The Cardamom Room are perfect for dining out. If you're in the mood for a takeaway, Tiffin Tin and Luppolo Pizza are local favourites. For a relaxed drink, The Cuckfield, a characterful converted 19th-century coaching inn, is just a short stroll away.

WHAT ELSE?

- The mix of independents and chains on the vibrant High Street means you'll never be stuck for any last minute essentials.
- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area - this is one of the main reason why the area is so popular. Wanstead High School is close by
- You're also within easy reach of South Woodford, offering further amenities including Marks & Spencer, Waitrose, and an Odeon Cinema. Leyton and Walthamstow are also close by, adding even more choice.



A WORD FROM THE OWNER...

"We have loved living and raising our two boys here over the past 20 years. We have got to know all our neighbours in and around the surrounding area. We never tire of the view over the cricket ground behind and are so glad we made Wanstead our home."

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- Porch**
- Garage**  
7'2" x 14'7"
- Reception**  
14'1" x 15'6"
- Reception**  
13'3" x 15'0"
- Kitchen**  
8'10" x 12'1"
- Conservatory**  
12'6" x 11'3"
- Bathroom**  
7'1" x 6'8"
- Upstairs WC**
- Bedroom**  
8'3" x 9'1"
- Bedroom**  
13'7" x 11'11"
- Bedroom**  
13'7" x 15'7"
- Bedroom**  
8'3" x 7'11"
- Eaves Storage**
- Bedroom**  
15'6" x 17'8"
- Ensuite**  
8'1" x 7'5"
- Eaves Storage**



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