

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**96 Chestnut Avenue**

**London, E7 0JJ**

**Offers in excess of £990,000**

Set on the ever popular tree-lined street, 'Big Chestnut Avenue', sits this beautiful and thoughtfully presented Victorian family home spanning approximately 2,025 sq ft across three floors.

Upon entry, the welcoming hallway provides access to all ground floor rooms, stairs ascending to the first floor and a door leading down to a spacious cellar, which extends the full length and width of the hallway. To the front of the property is a generous living space featuring a bay window and sliding doors to the rear opening into the utility room. Both aspects allow an abundance of natural light to flood the room. Finished in a tasteful décor scheme with hardwood flooring and seamless flow, this versatile space can comfortably accommodate both living and dining areas. Continuing through the hallway, there is access to a convenient ground floor W/C, a rear storage area, and the kitchen/diner. The spacious fitted kitchen benefits from a bay window to the side, additional dining space to the front, and a range of wooden cabinetry at eye and base level. Integrated appliances include an oven with gas hob and extractor above, along with space for a freestanding fridge freezer.

To the rear a sliding door provides access to the playroom. The playroom offers excellent versatility and could serve a variety of purposes, featuring side windows and French doors opening onto the garden. The rear garden has been landscaped and extends to approximately 30ft in length bordered by mature shrubs and features a central artificial lawn for ease of maintenance, along with a storage shed to the rear, with a fully decked side return and a front garden providing with additional storage.

# 96 Chestnut Avenue, London, E7 0JJ

Ascending to the first floor, the landing provides access to three double bedrooms, all bright and airy and finished to an excellent standard. The master bedroom enjoys the added luxury of a bay window to the front and larger space than most. The family bathroom is well appointed, comprising partitioned walls, tiled flooring, vanity hand wash basin, a large bath and a low-level W/C. A further staircase leads to the top floor, which has been meticulously designed and finished, offering a beautifully finished dressing room leading onto the stylish ensuite bathroom finished to an excellent standard. The spacious bedroom on this level benefits from skylights to the front, a Juliet balcony to the rear with an abundance of natural light and access to additional storage.

Chestnut Avenue benefits from its close proximity to both Forest Gate station on the Elizabeth Line and Wanstead Park Overground station, offering exceptional connectivity. Forest Gate provides fast connections to Liverpool Street in as little as 14 minutes, while Wanstead Park station is literally at the end of the road, making this an incredibly well-positioned home for commuters. The property is also within walking distance of Westfield Stratford City, one of Europe's largest shopping destinations. The area is vibrant and well served by a variety of independent cafés, restaurants and local favourites including The Wild Goose Bakery, E7 Movement fitness studio, The Can Club family-friendly café and play zone, Fiore's Italian eatery, Tipi Coffee Co, Pretty Decent Beer Co, the award-winning Holly Tree pub (named one of Time Out's Top 50 London pubs), as well as Costa Coffee for everyday convenience. At the top of the road you'll find Wanstead Flats, a beautiful expanse of open green space forming part of Epping Forest, ideal for picnics, dog walking, running and outdoor exercise. Also falling within the catchment area for the highly regarded Woodgrange Infant School, rated Good by Ofsted, and Godwin Junior School, which holds an Outstanding rating.

Viewings will be taking place on Saturday 28th January 2026, please call to arrange an appointment.

## Property Disclaimer

### THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



