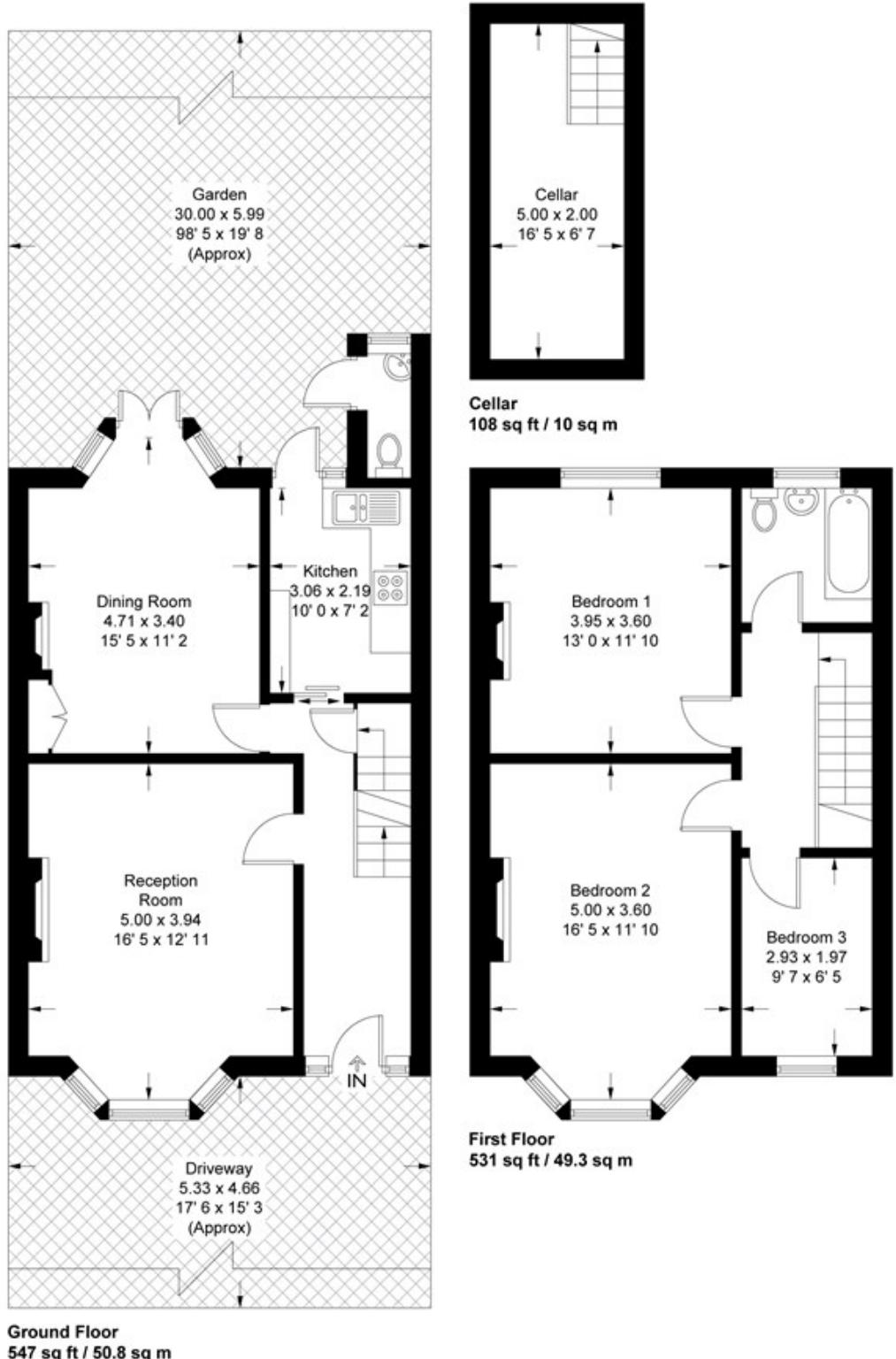


## Dover Road

Approximate Gross Internal Area = 1186 sq ft / 110.1 sq m  
W.C = 14 sq ft / 1.3 sq m  
Total = 1200 sq ft / 111.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Dover Road, Aldersbrook

Asking Price £850,000 Freehold

- \*SOLD BY PETTY SON & PRESTWICH\*
- Three bedrooms
- Two receptions
- Character features and sash windows
- Westerly garden just shy of 100 feet
- 0.2 Miles from Wanstead Flats and Aldersbrook Road bus routes
- 0.3 Miles to Aldersbrook Primary School
- Opportunity to further improve and extend
- Driveway and cellar
- 0.2 Miles from Wanstead Park

# Dover Road, Aldersbrook

**\*SOLD BY PETTY SON AND PRESTWICH\*** Petty Son & Prestwich are pleased to offer this three bedroom period home within the highly popular Aldersbrook Conservation Area, offering large Westerly facing garden and potential to greatly improve and extend.



Council Tax Band: E



Within the leafy green area of Aldersbrook, known for its characteristic rows of grand Edwardian homes bordered by far reaching parklands, the setting for this property is idyllic. A short walk from Aldersbrook Primary school (0.3 miles) which has been rated outstanding by Ofsted and excellent transport links, including Manor Park mainline (1 mile) which benefits from the Elizabeth Line and Wanstead tube station (1.4 miles).

Externally the property is everything you would hope and expect it to be in the conservation zone; an exposed brick façade with double height bay, ornate ironwork with glass canopy porch and neatly paved driveway offering that rare benefit in the area of offroad parking. Internally, though in need of some updating, the bones of the property are excellent. The formal lounge still retains its ornate plasterwork, sash windows and glorious original fireplace which, like the dining room, could easily be enhanced with some careful re-decoration. Similarly there is opportunity to further extend the property to the rear to create a large kitchen/diner by way of ground floor extension (STPC), without encroaching too heavily on the large Westerly rear garden that measures just shy of 100 foot in length. There is also a handy cellar accessible from the ground floor. To the first floor there are three bedrooms, two spacious doubles and a single bedroom, and a family bathroom – all of which benefit from characterful sash windows.

Council Tax Band: E

EPC Rating: D59

**RECEPTION ROOM**

16'5" x 12'11"

**DINING ROOM**

15'5" x 11'2"

**KITCHEN**

10'0" x 7'2"

**BEDROOM**

13'0" x 11'10"

**BEDROOM**

16'5" x 11'10"

**BEDROOM**

9'7" x 11'10"