



Dover Road, Aldersbrook

Asking Price £975,000 Freehold

- Four bedroom Edwardian home
- Sunroom
- Ground floor W.C
- Modern family bathroom and shower room
- 0.3 Miles to Aldersbrook Primary School
- Two formal receptions
- Contemporary kitchen
- Cellar
- Characterful features throughout
- 492 Feet from Wanstead Park

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are delighted to offer to market this sympathetically extended four bedroom, two bathroom Edwardian home with charming features throughout.

Positioned at the end of Dover Road, a charming tree lined street in the heart of the sought after Aldersbrook Estate, this home is within moments of the main entry to Wanstead Park (492 Feet), a wonderful space all year round, with picturesque walks, ornamental lakes with a tea hut serving light refreshments and 'The Temple' which hosts outdoor cinema and plays in the summer months. Aldersbrook Primary School, which is rated outstanding by Ofsted is approximately 6 minutes' walk away (0.3 Miles) with commuters able to access Wanstead Station's Central Line (1.3 miles), Wanstead Park Station's Overground (1.2 miles) and Manor Park Station's Elizabeth Line (1.4 miles) by bus, walk or cycle ride.

Stepping inside the abundance of character is clear, with the ornate cornicing, high ceilings, sash windows and central fireplace all giving the home a sense of grandeur, whilst the tasteful bespoke cabinetry either side of the fireplace adds to the character. A similarly characterful dining room with bay leads to a sunroom to the rear of the home, currently used as a utility space with plenty of inbuilt storage and access to handy ground floor W.C. The sunroom also leads to the home's modern kitchen which accommodates plenty of storage in addition to an inbuilt microwave, oven and dishwasher. A handy cellar offering further storage space is accessible from the beautifully tiled entrance hall.

To the first floor there are two excellently proportioned double bedrooms, a smaller single room currently set out as a walk-in wardrobe accessible from both the landing and principal bedroom, with a modern, fully tiled family bathroom completing the first floor accommodation. The second floor has been converted to provide a double bedroom and modern shower room, both with attractive conservation Dormas reminiscent of an original Edwardian loft room with added skylights to create a bright and airy feel. Surrounding eaves provide handy, easily accessible storage space for all the usual odds and ends. The rear garden is a good size with a North/Westerly facing and laid simply to lawn with surrounding shrubs and patio.

Approximate Gross Internal Area = 1551 sq ft / 144.2 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 167 sq ft / 15.5 sq m

Total = 1718 sq ft / 159.7 sq m

EPC Rating: D60

Council Tax Band: E

Sitting Room

16'5 x 12'10

Dining Room

12'8 x 11'3

Kitchen

9'3 x 7'0

Sun Room

18'3 x 8'11

Cellar

17'2 x 7'4

Bedroom One

18'1 x 17'2

Bedroom Two

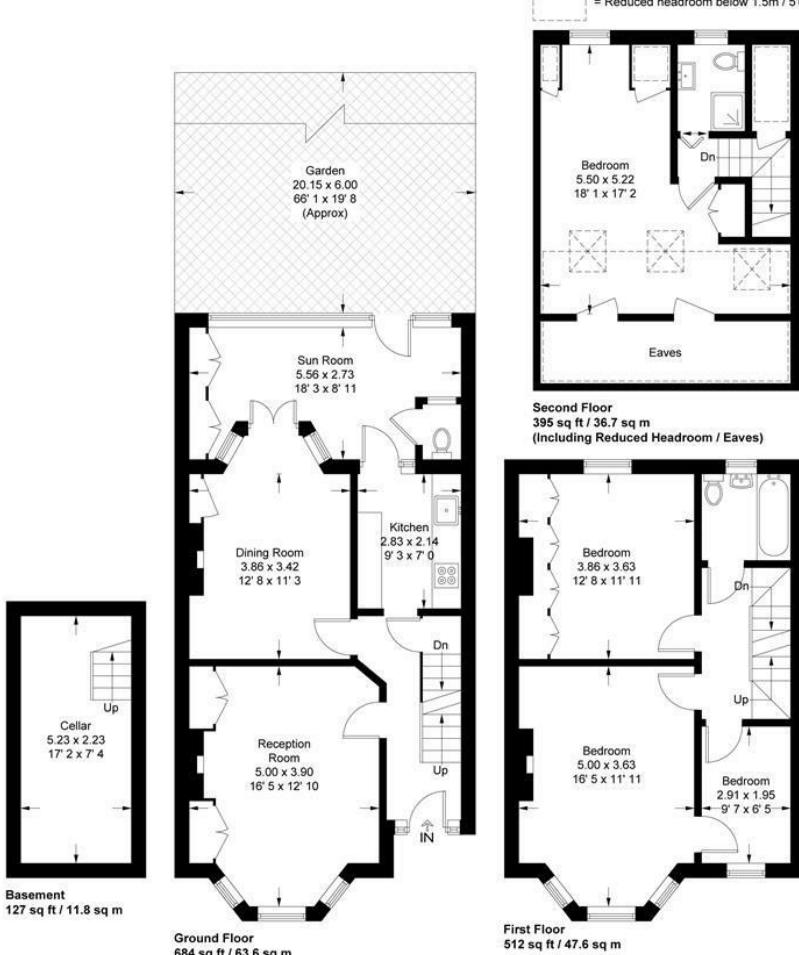
16'5 x 11'11

Bedroom Three

12'8 x 11'11

Bedroom Four

9'7 x 6'5



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.