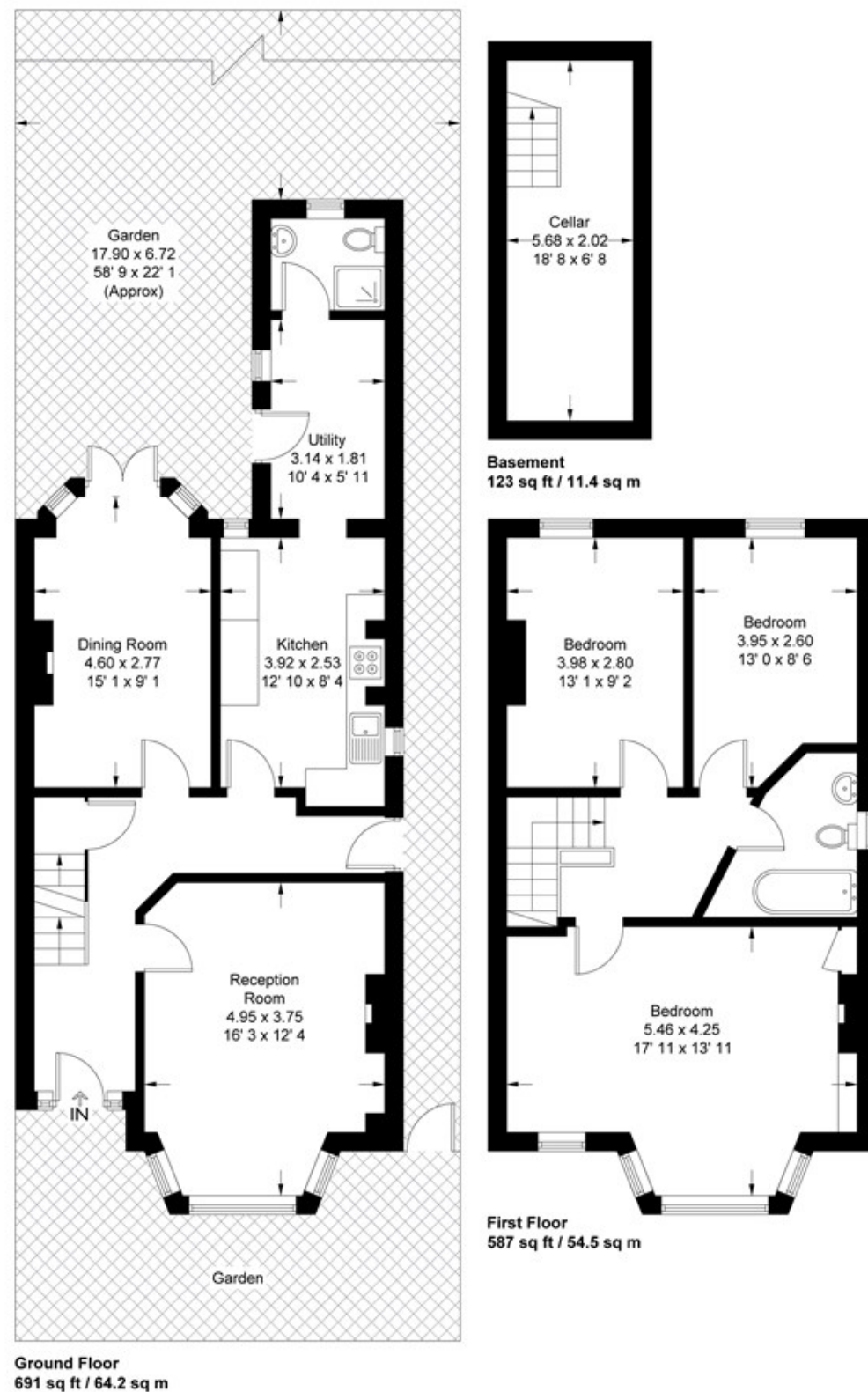


Dover Road

Approximate Gross Internal Area = 1401 sq ft / 130.1 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

Offers In Excess Of £975,000 Freehold

- Three double bedroom Edwardian house
- Popular Aldersbrook location
- Two formal reception rooms
- Separate utility room
- End of terrace with side access
- Characterful features throughout
- Roll top bath
- Downstairs shower room

Dover Road, Aldersbrook

SOLD BY PETTY SON & PRESTWICH Within the leafy green area of Aldersbrook, known for its characteristic rows of grand Edwardian homes bordered by parklands, the setting for this attractive three-bedroom end of terrace Edwardian home is idyllic.



Council Tax Band: E



The home is within 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). As you approach the house, the frontage of the property has all the striking features that makes these houses so impressive and desirable. These features include the large double bay windows (all windows have the benefit of being double glazed), the imposing bare brick façade, the mosaic tiled pathway, ornate porch and neat brick wall.

Stepping inside, the ground floor accommodation is comprised of two formal reception rooms that feature high ceilings, fireplaces, stunning cornicing, and original style picture rails. The front reception is beautifully bright thanks to the large bay window, whilst the rear reception enjoys views over the garden through the attractive patio doors. Adjacent to the rear reception room you will discover a spacious fitted kitchen that leads to a separate and highly practical utility room, that has an additional sink as well as ample space to store your cleaning products and keep your white goods neatly out of sight. The ground floor also features a contemporary shower room, with characterful wood panelling and tiled shower cubicle.

Upstairs you will discover three double bedrooms, the principal bedroom impressively spanning the full width of the house with an attractive fireplace. The family bathroom is a generous size and features an elegant roll top bath.

The garden to the rear is a beautiful mix of patio and decking, which provides a peaceful area to relax on. The garden then flows into a large lawned area, surrounded by attractive shrubs and plants. There is a delightful second patio area to the rear of the garden accessed through an arched wooden pergola that is veiled in beautiful jasmine. The property further benefits from gas central heating and a solar panel PV system.

EPC Rating: D57
Council Tax Band: E

RECEPTION ROOM
16'3" x 12'4"

DINING ROOM
15'1" x 9'1"

KITCHEN
12'10" x 8'4"

UTILITY
10'4" x 5'11"

CELLAR
18'8" x 6'8"

BEDROOM
17'11" x 13'11"

BEDROOM
13'1" x 9'2"

BEDROOM
13'0" x 8'6"