



## CLAVERING ROAD, ALDERSBROOK

Petty Son & Prestwich are delighted to offer this CHAIN FREE five bedroom semi detached family home with garage, positioned in the highly desirable Aldersbrook conservation area, surrounded by vast areas of parkland and within easy reach of the Elizabeth Line. A stone's throw from Wanstead Park with its beautiful ornamental lakes and scenery this spacious family home offers a buyer the chance to live in both a tranquil and picturesque location without sacrificing good transport links into London. The close proximity to Aldersbrook Primary School (0.5

Miles, Ofsted rated outstanding) makes it the perfect location for young families, and with Manor Park station (1.1 Miles away) there is fantastic access to the City via the Elizabeth Line. There is also great transport links from Alderbrook Road, with a range of bus routes offering regular, convenient access to a range of areas in addition to a designated cycle highway. On approach to the house the character can be appreciated thanks to the double bayed facade and solid wood front door. Inside, the original fireplaces, solid wood newel post and picture rails all give a nod to the property's past. The welcoming entrance hallway serves the large through lounge, an ideal space for the family to gather, which is flooded by natural light thanks to the large bay window whilst the fireplace gives the room a focal point. The kitchen is fitted with a range of wood trim cabinets complemented by some integrated appliances. The two large windows on the flank wall ensure the space is bright and airy. Across the rear of the house runs the conservatory, ideal for enjoying the beautiful garden views or could lend itself well to use

as a playroom. Moving to the first floor you will find three bedrooms, two with stunning original fireplaces. The family shower room with separate w.c. completes the accommodation on this floor. An open tread wooden staircase leads to the second floor where you will find two further rooms added circa 1972. The delightful rear garden commences with a large decked terrace allowing plenty of space for a table and chairs. The garden is mainly laid to lawn with planting beds, a stone patio and useful side access. The garden shed provides handy storage for garden tools whilst the summer house provides the perfect place for potting. A gate at the back of the garden leads to the large garage with inspection pit, a rare find on the Aldersbrook Estate. There is vehicular access from Empress Avenue via the dropped kerb and double gates.

The house requires modernisation and is offered with NO ONWARD CHAIN.

OIEO £1,100,000 Freehold

- Five bedrooms • Semi detached • Aldersbrook Conservation area
- 1.1 miles to Manor Park Station (Elizabeth Line) • Large decked terrace • No onward chain
- Modernisation required • *EPC Rating: E52* • *Council Tax Band: E*

### Clavering Road

Approx. Gross Internal Area 2088 Sq Ft - 193.98 Sq M  
(Including Eaves Storage, Restricted Height Area, Excluding Garage, Potting Shed & Summer House)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

#### Wanstead Office

11 Woodbine Place, Wanstead, London, E11 2RH  
T: 020 8989 2091  
F: 020 8532 9439

