



DOVER ROAD, ALDERSBROOK
Guide Price £1,000,000 Freehold
4 Bed House



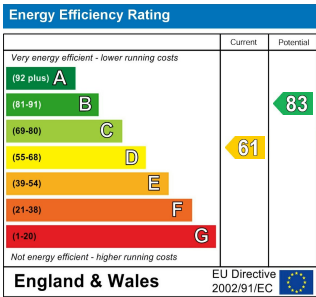
Features:

- Victorian Terrace House
- Four Bedrooms
- Potential to extend STP
- Side Access
- 'Outstanding' Aldersbrook School Catchment
- Close to Wanstead Park
- Freehold
- Driveway

A smart, spacious and statuesque four bedroom Victorian terrace, surrounded by greenery in the heart of sought after Aldersbrook. With a trio of reception rooms, basement and huge rear garden this is a superb, perfectly placed family find.

As substantial as your new home already is, with the loft space so far unexplored you have scope to follow in your neighbours' footsteps and add your own whole new storey (subject to the usual permissions).

REQUEST A VIEWING
0203 397 2222



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
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0203 325 7227

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IF YOU LIVED HERE...

Kerbside impressions will be immediately impressive, with your large driveway and that striking red brick Victorian frontage and immaculate, original mouldings. Inside, the vintage style continues, with charming tilework in your storm porch and ornate ceiling roses and cornicing overhead in your 165 square foot front lounge, emphasising the high ceilings of the period. Blonde hardwood runs underfoot, and everything's bathed in natural light from the box bay window.

Next door your dedicated dining room offers another 130 square feet of sociable space, similarly styled with direct access to your large kitchen, extended into the side return. Here you have blonde timber cabinets, terracotta floor tiles and an extra wide jet black chef's oven. From here you can directly access your impressive rear garden. More on that later. The ground floor is completed by reception three, a cream and blonde sitting room with patio doors and garden views.

Upstairs, your principal bedroom sits to the front and totals more than 150 square feet. A second box bay window bathes the peaceful peach colour scheme with light and there's plenty of fitted, mirrored storage. Next door you have a handy single, ideal for a child, home office or dressing room, while two

more double bedrooms round out the sleeping arrangements to the rear. Your family bathroom completes things, with both a dedicated shower cubicle and freestanding, clawfoot tub.

Outside and, as noted, you're surrounded by greenery. Wanstead Park is just three minutes' walk from your new front door, home to Heronry Pond, Chalet Wood, Perch Pond and a wealth of other blue and green natural space to explore. Wanstead Flats, once the favoured playground of Tudor Kings and Queens and still some of the wildest, wide open green spaces for miles around, is just five minutes' walk in the other direction.

WHAT ELSE?

- Manor Park overground is just a twenty minute stroll across the park. Sat on the speedy new Elizabeth line, from here you can get straight to Liverpool Street in sixteen minutes or Tottenham Court Road in twenty two.
- You can step into your garden from your kitchen or rear lounge. Out here you have ornate patio giving way to an impressive, immaculate length of lawn flanked by timber fencing and lively beds. It all ends in a second patio, overhung by mature greenery and home to a substantial shed.
- You're surrounded by an excellent choice of schools, including the sought after Aldersbrook Primary School, just five minutes' walk away and achieving a rating of 'Outstanding' in the last inspection.



A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 BRANCH MANAGER

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Reception Room
12'7" x 11'2"

Kitchen
14'0" x 8'5"

Dining Room
11'4" x 11'4"

Reception Room
14'5" x 12'1"

Bedroom
14'6" x 11'5"



Bedroom
11'6" x 11'4"

Bedroom
8'4" x 5'5"

Bathroom
8'4" x 5'5"

Garden
49'2"

Cellar
23'3" x 5'6"



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