



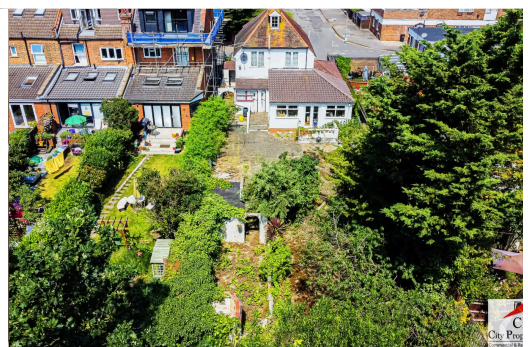
FREEHOLD

ENSUITE

GASS CENTRAL HEATING

FULL DOUBLE GLAZING

GARDEN



Guide price £825,000

Very rarely do you find an opportunity to create your dream family home in a desired location. Ideal Locations present to you an opportunity to acquire this 4 bedroom detached house in Aldersbrook with potential to extend (STPP).

Located on the sought after Aldersbrook estate is this attractive four bedroom detached property being sold with the added benefit of no onward chain. This home comprises of 4 bedrooms, 3 spacious reception rooms, 2 kitchens, ground floor cloak room, 3 bathrooms, a rather generous rear garden and off street parking for 2 cars. This property is in need of some modernisation but has all the makings of a great family home. Within catchment of Aldersbrook primary school which has been rated 'Outstanding' by Ofsted along with Wanstead Park and Wanstead flats offering acres of vast open spaces. For further details or an appointment to view please contact the office on.

Current EPC rating: D

Ground Floor:

Reception One:14'1"x 11' 10" (4.3m x 3.6m)

Reception Two: 11' 10" x 13' 1" (3.6m x 4.0m)

Reception Three:19' 8" x 15' 1" (6.0m x 4.6m)

Kitchen: 8' 2" x 11' 6" (2.5m x 3.5m)

Bedroom One: 8' 2" x 13' 5" (2.5m x 4.1m)

Bathroom: 4' 11" x 4' 8" (1.5m x 1.4m)

Kitchen 2: 7' 10" x 6' 3" (2.4m x 1.9m)

First Floor:

Bedroom Two: 8' 6" x 7' 10" (2.6m x 2.4m)

Bedroom Three: 11' 2" x 11' 6" (3.4m x 3.5m)

Bathroom Two: 2' 11" x 7' 10" (0.9m x 2.4m)

Bedroom Four:14'1"x 11' 10" (4.3m x 3.6m)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Empress Avenue,
Wanstead,
E12

