



### Directions

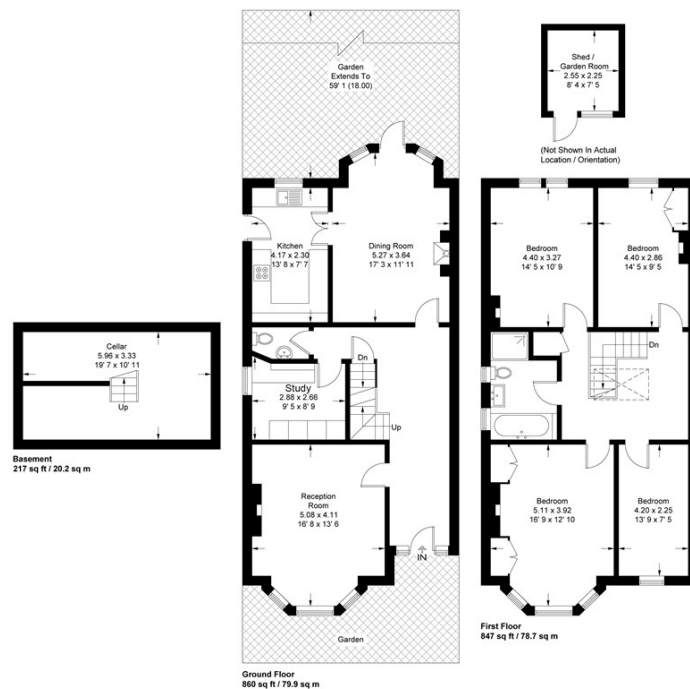
### Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Dover Road**  
 Approximate Gross Internal Area = 1924 sq ft / 178.8 sq m  
 Shed / Garden Room = 61 sq ft / 5.7 sq m  
 Total = 1985 sq ft / 184.5 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.



## 34 Dover Road, Aldersbrook, E12 5EA

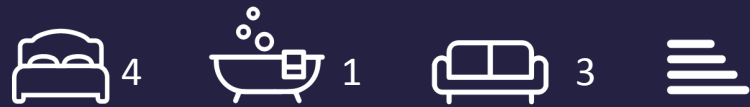
Offers In Excess Of £1,300,000

- Exceptionally spacious Edwardian home
- Four double bedrooms
- Two large receptions
- Downstairs W.C & Cellar
- Room to further develop (STPC)
- Highly sought after Aldersbrook Estate
- Impressive entrance hall
- Galleried landing
- South/Easterly rear garden
- 0.3 Miles to Aldersbrook Primary School



# 34 Dover Road, Aldersbrook E12 5EA

A rare opportunity to purchase one of the most sought after style of properties in the highly sought after Aldersbrook conservation area. An imposing period home with galleried landing and sizeable South/Westerly garden, this is not an opportunity to be missed.



Council Tax Band:



Within the leafy green area of Aldersbrook, known for its characteristic rows of grand Edwardian homes bordered by far reaching parklands, the setting for this property is idyllic. 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).

Upon approach you the home immediately impressed. A striking bare brick façade with a double height bay and beautiful inset sash windows greet you upon arrival, with an abundance of period features immediately apparent as you enter the wide entrance hall and continue throughout the home. The formal reception to the front comfortably fits a large sofa suite and, like the rear reception, the high ceilings and large windows flood the rooms with natural light. The dining room to the rear leads to a well equipped kitchen with a bespoke, hand-built kitchen that makes good use of the generous ceiling height, with side access allowing for the easy removal of bins. Though perfectly formed, the dining room and kitchen could be further developed by way of rear extension or combining the two areas, creating a more open-plan family space if desired (STPC). There is also a handy downstairs W.C and access to a good sized cellar accessible from the ground floor.

Like the entrance hall, the furnishable, galleried first floor landing also gives an immediate wow factor, with a central frosted glass sky light allowing natural light into the impressive space. Leading from the landing are four generous double bedrooms and an equally spacious family bathroom with bath and separate shower cubicle. Again, there is potential to further expand the living accommodation by way of a loft conversion, perhaps creating a luxury master suite.

To the rear there is a beautifully laid out garden which provides seating in the form of a front and rear patio area which makes the most of the garden's favourable South/Easterly aspect catching the sun at the very start and end of the day. A lawn, bordered by established flower beds, forms the centrepiece of the garden and leads to a well-proportioned, insulated shed with electrics, perfect

for those working from home. Side access allows for the easy removal of garden waste or storage of bikes – something many residents use to take advantage of the glorious open parkland and woodland surrounding the Aldersbrook Estate.

EPC Rating: D56  
Council Tax Band: F

## RECEPTION ROOM

16'8" x 13'6"

## DINING ROOM

17'3" x 11'11"

## KITCHEN

13'8" x 7'7"

## CELLAR

19'7" x 10'11"

## BEDROOM

16'9" x 12'10"

## BEDROOM

14'5" x 10'9"

## BEDROOM

14'5" x 9'5"

## BEDROOM

13'9" x 7'5"

## GARDEN ROOM/SHED

8'4" x 7'5"