

## Dover Road

Approximate Gross Internal Area = 1736 sq ft / 161.3 sq m  
(Excluding Reduced Headroom / Eaves Storage)  
Reduced Headroom / Eaves Storage = 98 sq ft / 9.1 sq m  
Total = 1834 sq ft / 170.4 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 £1,070,000 Freehold

- Five Bedrooms
- Family Bathroom
- South facing garden
- Original Features
- Cellar
- Three Reception Rooms
- En-Suite Shower Room
- Off Road Parking
- No Onward Chain



# Dover Road, Aldersbrook

Petty Son & Prestwich are delighted to offer this five bedroom / two bathroom middle terrace Edwardian home set in the sought after Aldersbrook Estate oozing charm and character befitting its era and boasting three reception rooms, off road parking and pretty garden enjoying a southerly aspect.



Council Tax Band: E



Positioned in the picturesque Aldersbrook conservation area this home is within the vicinity of Aldersbrook Primary School (Ofsted rated outstanding) and just a stroll away from Wanstead Park, offering picturesque walks through forest land and past ornamental lakes of the late Wanstead House. In the opposite direction there are good bus routes available from Aldersbrook Road, whilst the sprawling Wanstead Flats offer yet further open space to enjoy all year round.

On approach the exposed brick facade, double bay windows, original tiled pathway and porch tiles all give a nod to the property's past and once inside one can fully appreciate the space and character of this fine home. A welcoming entrance hallway features a stunning front door with beautiful stained glass insets as well as carved balustrading, ceiling coving, picture and dado rail. To the front of the house you will find a spacious sitting room with large bay window, ensuring the space is filled with natural light whilst the tiled fireplace with open fire gives the room a cosy feel.

To the rear of the home is an impressive second reception room with ornate ceiling rose and cornice. The marble fireplace enhances the space whilst there are useful storage cupboards with enclosed shelving. Original French doors with pretty stained glass lead through to a useful utility room. In the centre of the house you will find a pretty morning room boasting a stunning period fireplace with mirror inset, storage cupboards and dresser style wall unit. The kitchen is fitted with base and wall cupboards, integrated appliances and has a door leading into the garden.

On the first floor you will find four bedrooms, three with original fireplaces, the principle with a range of fitted wardrobes offering plenty of storage. The family bathroom is fitted with a white suite and completes the accommodation on this floor. On the second floor there is a double bedroom with deep eaves storage and a separate shower room with fully tiled walls.

A pretty rear garden enjoys a Southerly aspect commencing with a patio area giving plenty of space for a table and chairs whilst the remainder is laid to lawn with shrub borders. A useful garden

shed is set at the rear of the garden. The front of the property has off road parking. The house is offered with NO ONWARD CHAIN.

As well as local bus routes, transport links include Manor Park Elizabeth Line (1 mile) and Wanstead Central Line Station (1.6 miles).

EPC Rating: D55  
Council Tax Band: E

## RECEPTION ROOM

15'4" x 13'4"

## MORNING ROOM

12'0" x 9'3"

## DINING ROOM

15'11" x 10'5"

## KITCHEN

9'4" x 6'6"

## CELLAR

18'6" x 5'9"

## BEDROOM ONE

16'5" x 16'5"

## BEDROOM TWO

15'4" x 12'4"

## BEDROOM THREE

12'4" x 9'5"

## BEDROOM FOUR

10'7" x 8'8"

## BEDROOM FIVE

9'0" x 5'5"