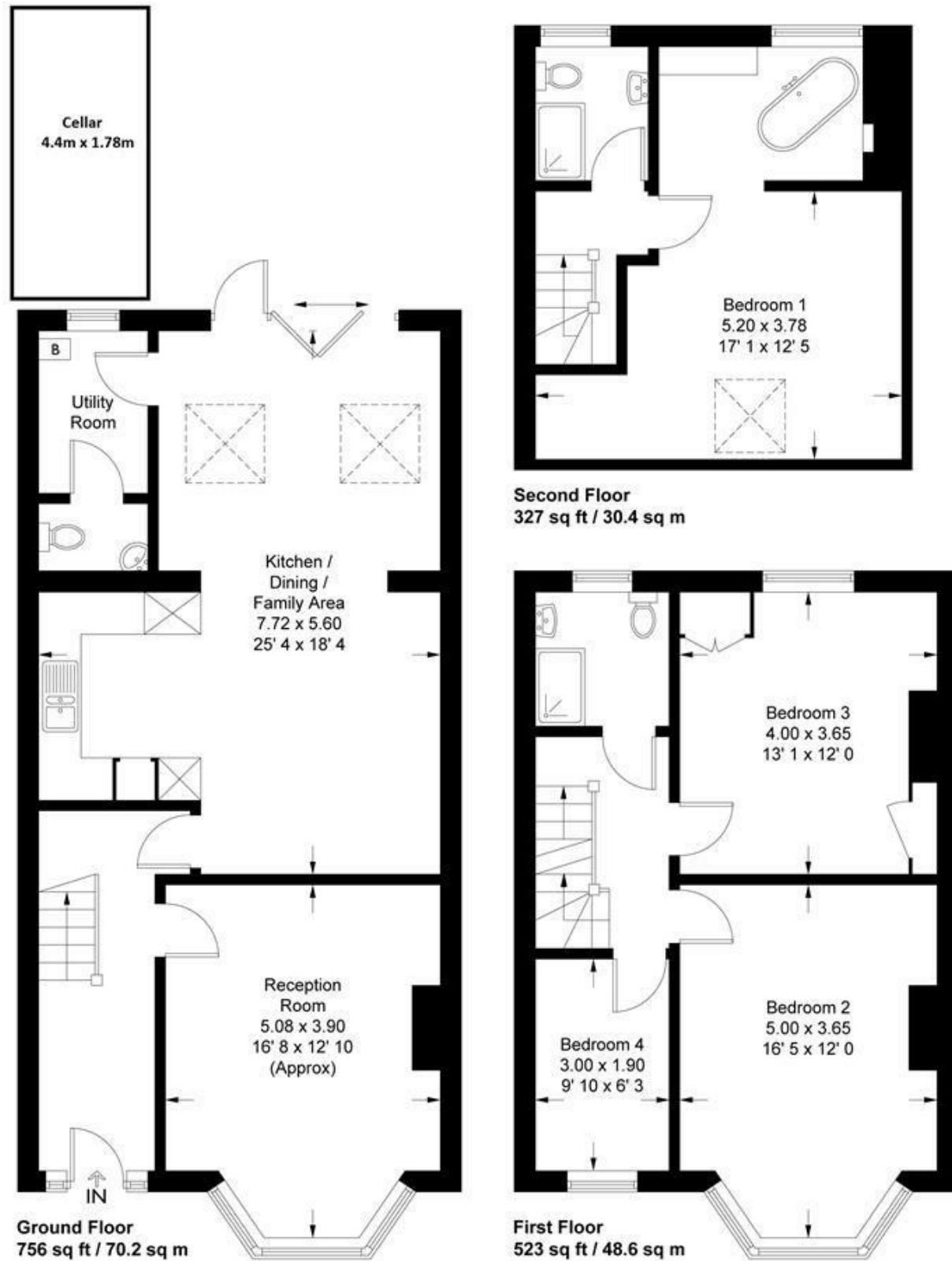


# Dover Road

Approximate Gross Internal Area = 1606 sq ft / 149.2 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 £1,000,000 Freehold

- Four bedroom Edwardian home
- Sympathetically extended
- Formal sitting room
- Ground floor W.C and separate utility room
- Large rear garden
- Aldersbrook conservation area
- Beautiful family/kitchen/dining room
- Two shower rooms and additional bathroom
- Cellar
- 0.2 Miles to Aldersbrook Primary School



# Dover Road, Aldersbrook

Petty Son & Prestwich are pleased to offer this four bedroom period home within the highly popular Aldersbrook Conservation Area, offering large garden, fantastic family/kitchen/dining room, separate utility and three bath/shower rooms.



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 location offers an a tranquil without compromise on schooling or transportation. A short walk from Alderbrook Primary school (0.2 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 Central Line station (1.4 miles) – both of which are a short bike or bus ride, with an array of bus routes accessible from Aldersbrook Road (436 Feet).

Surrounded by equally beautiful home's, this property is a fine example of a 'classic' Edwardian terrace found within the Aldersbrook Conservation area. Sympathetically extended and decorated throughout with neutral colour palette, marble tiling and exposed timber flooring, there is a calm and laid back vibe inside the home, mirroring the home's tranquil setting. The formal reception to the front retains its ornate plasterwork ceiling and is perfectly proportioned to host a more intimate gathering, complete with large open fire. The rear has been opened up and extended to provide a wonderfully bright family room complete with kitchen and dining area. A breakfast bar and dining area provide two options for casual and formal dining, whilst a set of large bifold doors open up to a gravelled seating area for el-fresco dining in the warmer months. The kitchen has been tucked out the way so as not to interrupt the flow of the family space, but cleverly designed in a classic 'C-Shape' to provide the maximum array of storage and work, with a separate utility room and combined W.C taking pressure of the kitchen to house the larger, noisier appliances. There is also a handy cellar accessible from the hallway.

To the first floor there is a modern shower room and two large double bedrooms in addition to a smaller single bedroom/nursery or home office. The loft has been converted to provide a modern stand along shower room accessible from the hall area and a large double bedroom with surrounding

eves space, open to a beautiful and bright en-suite bathroom with freestanding bath. To the rear there is an exceptionally spacious garden laid to gravel, large lawn and surrounding, informal cottage style planting.

EPC Rating: D66  
Council Tax Band: E

## Formal Sitting Room

16'8 x 12'10

## Kitchen/Dining/Family Room

15'4 x 18'4

## Bedroom One

17'1 x 12'5

## Bedroom Two

16'5 x 12'0

## Bedroom Three

13'1 x 12'0

## Bedroom Four

9'10 x 6'3