



Alders Close, Wanstead

Offers In Excess Of £525,000 Freehold

- Two double bedrooms
- Wanstead tube station (0.8 miles)
- Rear access
- Private South/Westerly garden
- Two parking spaces with security bollards
- Double glazed windows
- Shaker style kitchen

Petty Son and Prestwich are delighted to offer for sale this spacious two-bedroom mid terrace house positioned in a quiet cul-de-sac with a private, South/Easterly garden.

Just 0.5 miles from Aldersbrook Primary School (Ofsted Outstanding), as well as excellent transport links including the Elizabeth Line from Forest Gate and Manor park stations and Central Line from Wanstead Station (0.8 Miles), this home is very conveniently located. You are also only 2.6 miles from Westfield Shopping Centre and the Olympic Park. The house is surrounded by the picturesque Wanstead Flats and stunning woodland, allowing the owners to enjoy the buzz and tranquility that the area is admired for. The ground floor accommodation is comprised of an open plan lounge/dining area, giving plenty of space for the family to relax. The kitchen is fitted with shaker style cabinets complemented by contrasting work surfaces, tiled splashbacks and has plenty of space for a dining table and chairs. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite, enhanced by attractive tiling. The rear garden commences with patio area and pergola ideal for alfresco dining in the warmer months, whilst the remainder is laid to astro turf. The property has a useful rear access, convenient for moving garden furniture, bikes or bulky items. There is an Asgard shed at the bottom of the garden perfect for storing bikes and garden tools. The house benefits from two allocated parking spaces located

EPC Rating: E50
Council Tax Band: D

Reception Room
16'7 x 11'9

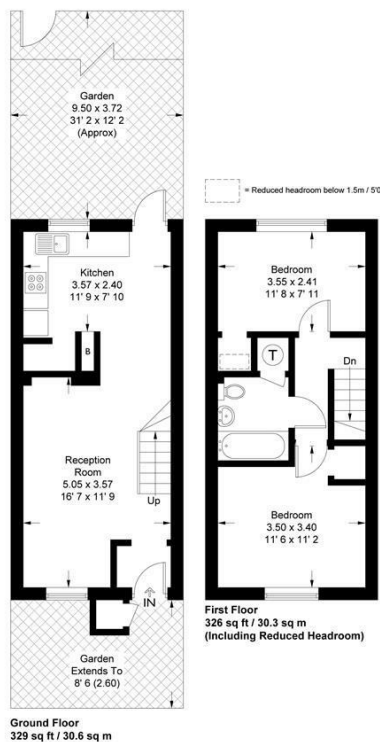
Kitchen
11'9 x 7'10

Bedroom
11'6 x 11'2

Bedroom
11'8 x 7'11

Alders Close

Approximate Gross Internal Area = 653 sq ft / 60.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 2 sq ft / 0.2 sq m
Store = 4 sq ft / 0.4 sq m
Total = 659 sq ft / 61.3 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.