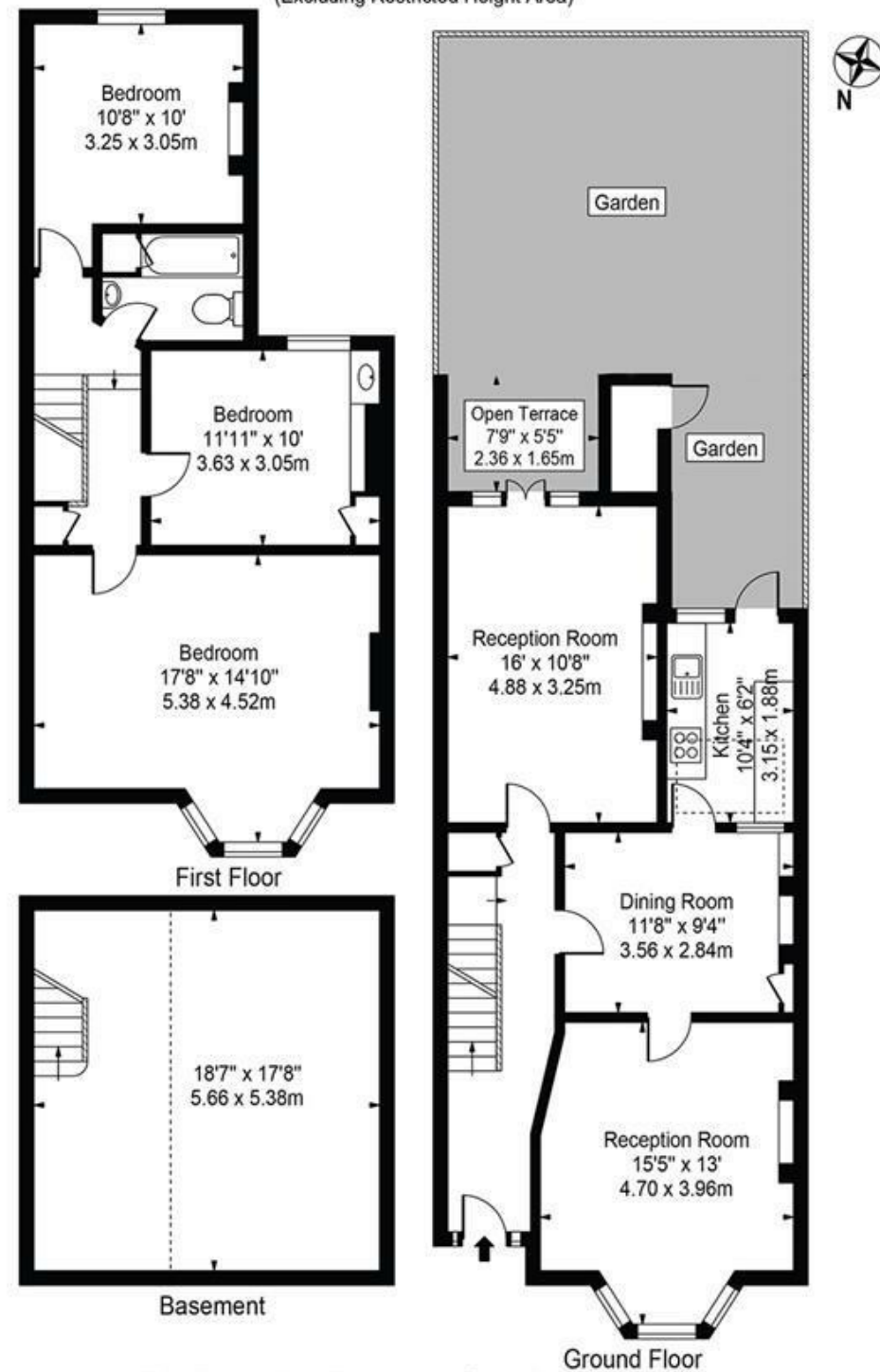


## Dover Road

Approx. Total Internal Area 1628 Sq Ft - 151.25 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 1430 Sq Ft - 132.85 Sq M  
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Dover Road, Aldersbrook

£880,000 Freehold

- Three Bedrooms
- Kitchen
- Requires Modernisation
- Aldersbrook Estate
- Three Reception Rooms
- Large Cellar
- Large Garden
- No Onward Chain



# Dover Road, Aldersbrook

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are delighted to offer this double bayed, three-bedroom, mid terraced home set in the sought after Aldersbrook Estate, oozing charm and character befitting its era.



Council Tax Band: E



It is positioned in the sought after Dover Road, a charming tree-lined street within five minutes' walk of Wanstead Park, Wanstead Flats and Aldersbrook Primary School. Wanstead Park is a wonderful space all year round, with picturesque walks, ornamental lakes with a tea hut serving light refreshments and 'The Temple', which hosts outdoor cinema and plays in the summer months. Aldersbrook Primary School is rated outstanding by Ofsted. Commuters have easy access to the Elizabeth Line (Manor Park, 1.1 miles) and Central Line (Wanstead, 1.6 miles) by bus, walk or cycle and to the Overground Suffragette Line (Wanstead Park, 1.2 miles) on foot or cycle.

On arrival at the house the abundance of character is clear, with the impressive brick fronted facade enhanced by the original tiled pathway and porch, the ornate cornicing, high ceilings, sash windows and central fireplaces all giving a nod to the property's past. The welcoming entrance hallway with carved balustrade gives access to the large cellar which is currently used for storage. To the front of the house is an elegant sitting room with a stunning marble fireplace and large bay window ensuring the room is flooded by natural light. The dining room can be accessed either from the hallway or sitting room and leads into the kitchen which has storage cupboards and shelving.

To the rear of the house, you will find a large second reception room offering plenty of space for the family to relax whilst the French doors lead to the open conservatory enjoying garden views. On the first floor you will find three bedrooms: the principal being superbly sized, running across the

front of the house; the rear bedroom boasting a beautiful fireplace. The family bathroom is fitted with a white suite and completes the accommodation.

The large rear garden is mainly laid to lawn and is bordered by flowerbeds, mature trees and shrubs.

The property requires modernisation and is offered with no onward chain.

EPC Rating: G15  
Council Tax Band: E

**Reception Room**  
15'5" x 12'11"

**Dining Room**  
11'8" x 9'3"

**Kitchen**  
10'4" x 6'2"

**Reception Room**  
16'0" x 10'7"

**Bedroom**  
17'7" x 14'9"

**Bedroom**  
11'10" x 10'0"

**Bedroom**  
10'7" x 10'0"

**Cellar**  
18'6" x 17'7"

