

## St. Margaret's Road

Approximate Gross Internal Area = 1524 sq ft / 141.6 sq m

(Excluding Reduced Headroom / Eaves / Shed)

Reduced Headroom / Eaves = 5 sq ft / 0.5 sq m

Outbuilding = 178 sq ft / 16.5 sq m

Total = 1707 sq ft / 158.6 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.



## St. Margarets Road, Aldersbrook

Offers In Excess Of £1,150,000 Freehold

- Stylish Edwardian home
- Four bedrooms
- En-suite to principal bedroom
- Beautiful mix of period and modern styling
- Contemporary family bathroom
- Fabulous live-in family kitchen/diner with pantry and utility room
- Ground floor W.C
- Landscaped garden
- Cellar
- Large garden room with W.C and attached shed



# St. Margarets Road, Aldersbrook

Petty Son and Prestwich are proud to offer for sale this outstanding, extended four-bedroom Edwardian home, located on the highly sought after Aldersbrook Estate.



Council Tax Band: E



Positioned in St. Margarets Road, a beautiful road lined with trees and characterful, Edwardian homes in the Aldersbrook Conservation Area, the location of this home benefits from being within reach of The Elizabeth Line from Manor Park station (0.9 Miles) and excellent bus routes from Aldersbrook Road, that can take you into central Wanstead and the Central Line Station in minutes. Surrounded by open green space and parkland, Aldersbrook also provides plenty of opportunity for excursions, with the Wanstead Flats and Wanstead Park offering plenty of opportunities for walks, runs, cycling or just a place for children to play.

On approach, an immaculate frontage featuring a double height box-bay, covered entrance porch and original stained-glass door, leads to an impressive entrance hall featuring exposed floorboards that run throughout the ground floor of this immaculate home. A formal lounge complete with detailed plasterwork ceiling provides plenty of inbuilt storage either side of a chimney breast, complete with a colourful, early 20th fireplace. Moving to the rear of the home, a striking, open-plan family kitchen with polished concrete worktops, full height Crittall doors, windows and huge overhead skylight provides a fantastic space to cook, entertain and spend time with family and friends. Striking the perfect balance between period and industrial, the room provides a full run of kitchen cabinets, separate utility room and pantry store, breakfast bar with power, sitting and dining space, which opens to a raised patio in the warmer months allowing the space to seamlessly connect to the garden. A handy cellar and beautiful ground floor W.C complete with period white suite accessible from the entrance hall.

To the first floor there are three bedrooms, two of which are large doubles with full height, bespoke wardrobes and a smaller, single bedroom utilised as a home office. The family bathroom is tiled for the most part with a modern white suite complete with matt black accessories adding a touch of modernist style. A loft conversion provides the fourth and final double room, currently utilised as the principal bedroom and benefiting from a modern shower room and plenty of in-built storage. The rear garden is a fantastic size with a mix of shrubs and attractive bushes and a large patio and lawn area leading to a fabulous garden building complete with overhead skylight, large storage shed and W.C to the side – the perfect space for a home office, gym or playroom.

EPC Rating: D65

Council Tax Band: E

## Formal Reception

15'5 x 11'9

## Kitchen/Dining/Family Room

20'5 x 17'2

## Cellar

17'1 x 4'11

## Bedroom One

19'2 x 12'4

## Bedroom Two

15'7 x 10'9

## Bedroom Three

13'1 x 10'9

## Bedroom Four

7'9 x 6'0

## Garden Room

13'1 x 12'2

