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Herongate Road, Aldersbrook

£950,000

Tenure : Freehold

Floor Area : 1174.00 sq ft

Local Authority : Redbridge

Council Tax Band : E

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Churchill Estates are delighted to present this charming brick fronted Edwardian family home, enviably positioned within the highly desirable Aldersbrook Conservation Area one of East London's most sought after residential locations. Boasting superb kerb appeal this well proportioned three bedroom terraced house perfectly combines character features with exciting future potential.

Recently redecorated throughout in fresh neutral tones the property offers bright, balanced and versatile accommodation ready for immediate occupation while still providing an excellent opportunity for incoming purchasers to personalise and further enhance to their own taste. The home retains a wealth of period charm including elegant cornicing, attractive original style flooring, high ceilings and generously sized rooms that create a warm and inviting atmosphere throughout.

The ground floor comprises a spacious and welcoming entrance hallway leading to a bright front reception room with large bay window allowing an abundance of natural light to flood the space. The reception area offers an ideal setting for both relaxing and entertaining while the rear aspect provides lovely views across the substantial private garden. The kitchen offers ample storage and workspace with scope for modernisation or extension, subject to the usual planning permissions.

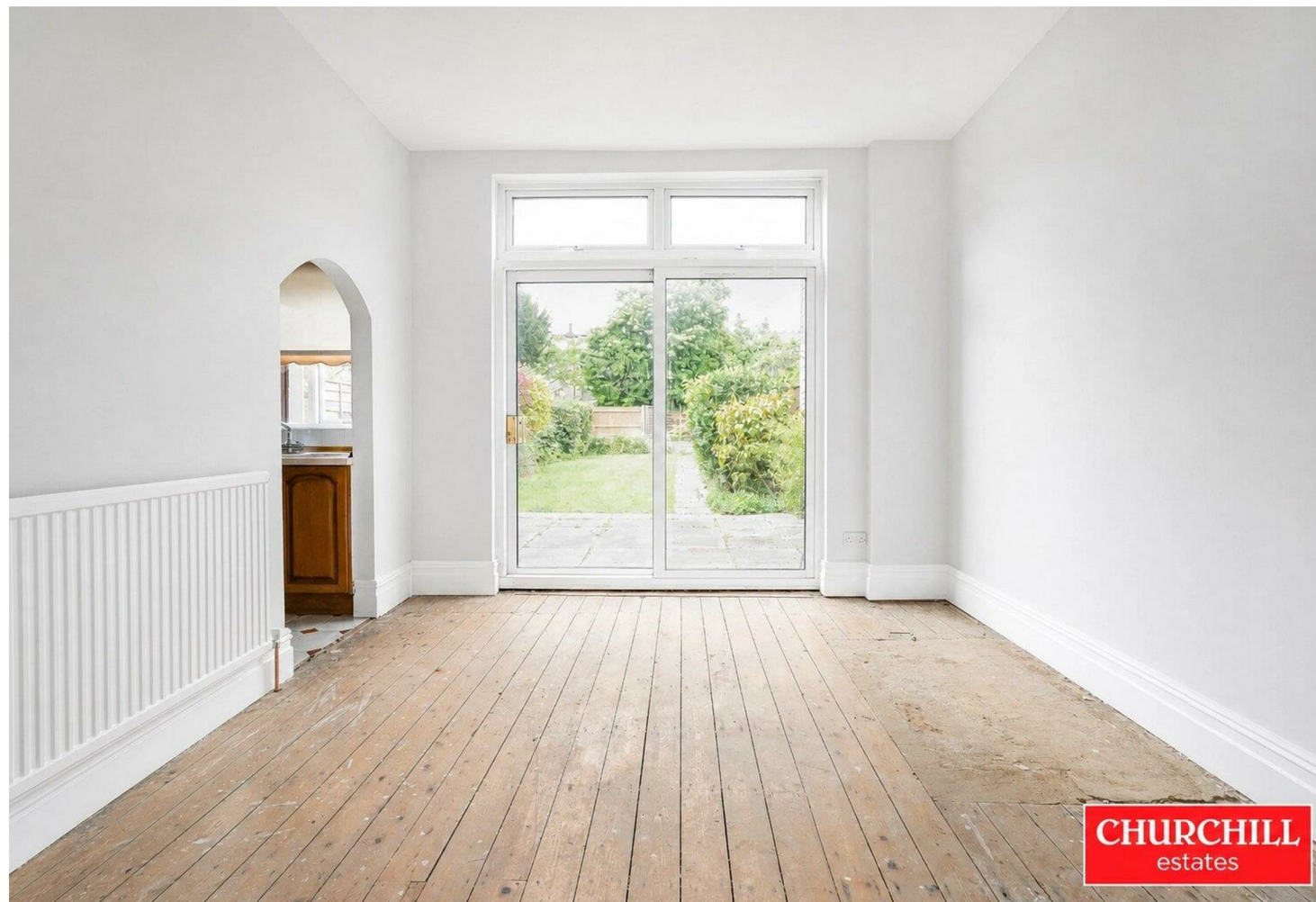
Upstairs the property benefits from three well proportioned bedrooms and a family bathroom with the loft space offering excellent potential for conversion (STPP), allowing buyers the opportunity to significantly increase the overall living accommodation in the future.

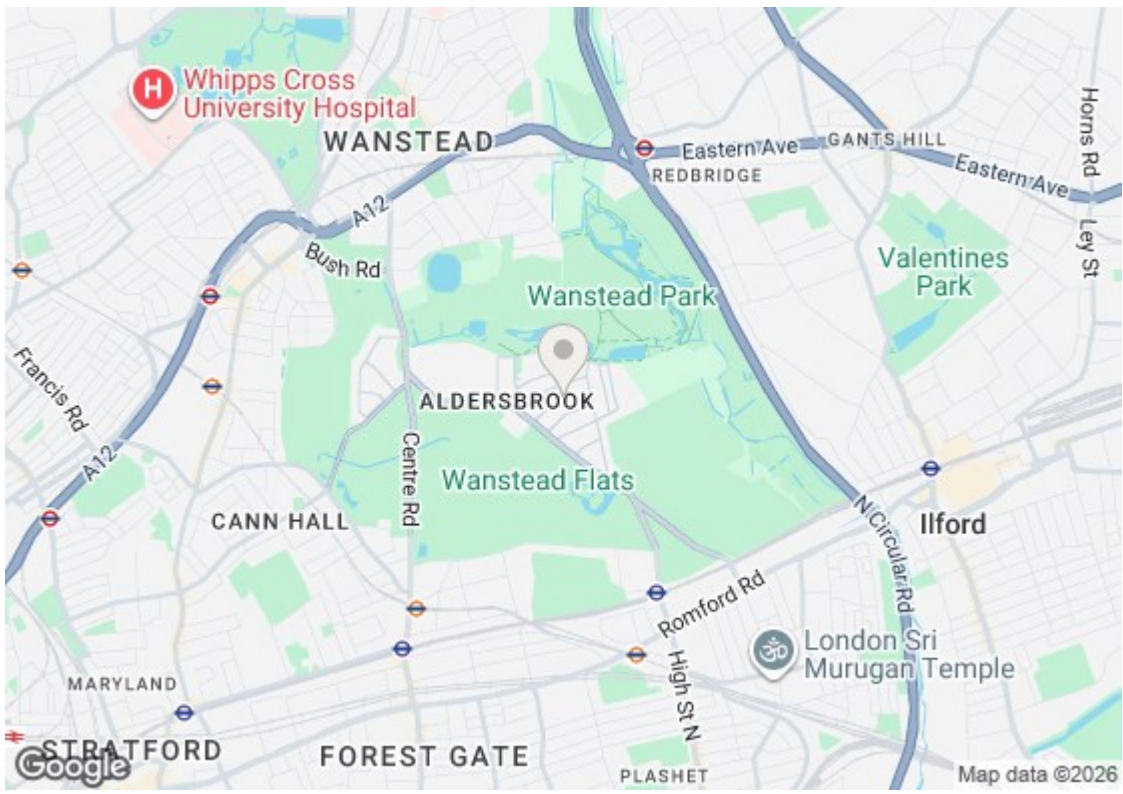
Externally the property continues to impress. To the front is a private driveway providing valuable off street parking for one vehicle while to the rear lies a beautifully sized private garden extending to approximately 80ft. This wonderful outdoor space is ideal for family living, summer entertaining, gardening enthusiasts or those simply seeking a peaceful retreat.

Additional benefits include a useful cellar providing excellent storage space, gas central heating, double glazing and considerable scope to extend both to the rear and into the loft, subject to the necessary planning consents. The property represents a rare opportunity to acquire a characterful Edwardian home with huge potential in a prime conservation setting.

Ideally located for a range of local amenities, highly regarded schools, open green spaces including Wanstead Flats and Aldersbrook Lake, as well as excellent transport connections via Manor Park (0.9 miles) and Wanstead Park stations (1.2 miles), this exceptional home is perfectly suited for families and professionals alike.

For more information or to arrange an appointment to view lease contact the office at your earliest convenience to avoid disappointment.







- Beautiful brick fronted Edwardian home with strong kerb appeal
- Three bedroom terraced house offering well balanced accommodation
- Retains original flooring & features beautiful corning in the lounge
- Large private rear garden extending to approximately 80ft
- Potential to extend to the rear & into the loft (STPP)
- Located in the highly sought after Aldersbrook Conservation Area
- Recently decorated throughout, providing a neutral blank canvas
- Driveway providing off street parking for one car
- Useful cellar offering additional storage space
- Council Tax Band: E

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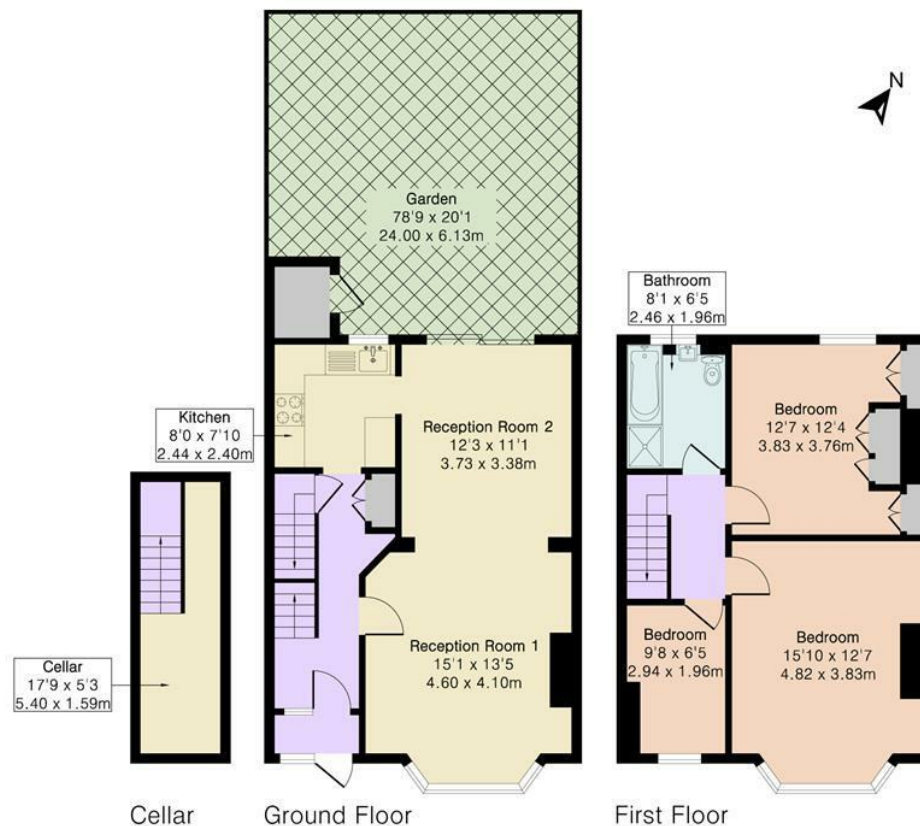


Approximate Gross Internal Area 1174 sq ft - 109 sq m

Cellar Area 92 sq ft – 9 sq m

Ground Floor Area 550 sq ft – 51 sq m

First Floor Area 532 sq ft – 49 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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