





Merlin Road, Aldersbrook

Offers In Excess Of
£975,000

Tenure : Freehold

Floor Area : 1756.00 sq ft

Local Authority : Redbridge

Council Tax Band : E


Bedrooms : 3

Receptions : 3

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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Churchill Estates are pleased to bring to market this beautiful brick fronted, double bay windowed Edwardian semi-detached family home, ideally located within the highly desirable Aldersbrook Conservation Area. Offering spacious and versatile accommodation throughout this charming property is packed with original period features and presents an exciting opportunity for buyers looking to create a wonderful long-term family home. Being sold with no onward chain this is a rare opportunity to acquire a substantial character property in one of the area's most sought-after locations and having the open greenery of Wanstead Flats on your door step.

Upon entering you are welcomed by an attractive entrance hall featuring original tiled flooring, immediately setting the tone for the character found throughout. The ground floor offers excellent and versatile living space, beginning with a bright and spacious through lounge featuring a beautiful bay window and two attractive feature fireplaces, creating a warm and inviting living area. To the centre of the home is a separate dining room, complete with built-in storage and beautiful parquet flooring, with direct access out to the garden. To the rear the fitted kitchen also benefits from parquet flooring, a bay window with doors opening again directly into the garden, creating a seamless connection between the indoor and outdoor spaces. There is also the added practicality of an outside W/C, side access and a dry cellar.

One of the true highlights of this home is the exceptional rear garden extending to approximately 100ft. Beautifully established and wonderfully private the garden feels like a hidden sanctuary — a secret garden filled with mature plants, shrubs & lush greenery creating a peaceful and secluded setting that is not overlooked at all. At the far end of the garden sits a large useful storage shed incorporating two rooms, adding to the appeal of this delightful outdoor space.

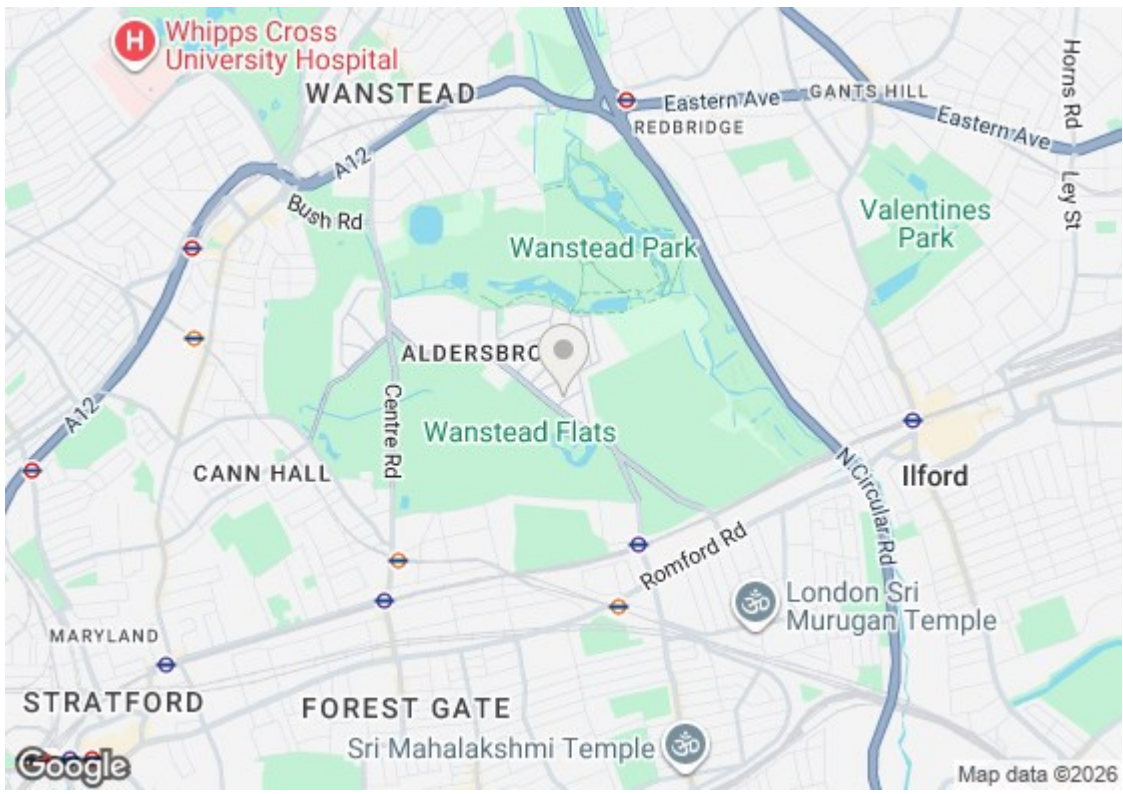
Upstairs the property continues to impress with three good sized double bedrooms, all with sash windows and period detailing. Both the the main & rear bedrooms benefit from a bay window and feature fireplace. The third bedroom also features an original fireplace & fitted storage cupboard. The bathroom is a spacious fully tiled four piece suite. A spiral staircase off the landing leads to an existing loft room, currently providing fantastic additional storage space. While planning permission was not obtained, this space offers future extension or further development (STPP).

Perfectly positioned for families and commuters alike, the home is approximately 0.6 miles from Manor Park Station (Elizabeth Line) & 0.8 miles from Woodgrange Park Overground. offering excellent transport links into Central London and moments away from bus stops that take you directly into Wanstead. Well regarded local schools are also close by including Ofsted Outstanding Aldersbrook Primary School and Wanstead High School also within easy reach.

Combining period charm, generous living space and an outstanding private garden this is a wonderful opportunity to secure a truly special Edwardian family home.

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







- Spacious three double bedroom semi-detached family home
- Being sold with no onward chain
- Impressive private garden approx. 100ft complete with a useful shed to the rear
- Packed with original period features throughout retaining the home's character and charm
- Existing loft room offering fantastic conversion potential (STPP)
- Beautiful brick fronted Edwardian property
- Aldersbrook Conservation Area
- Offering generous living accommodation throughout
- Large dry cellar for additional storage
- Convenient side access to the rear garden for added practicality

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Approximate Gross Internal Area 1756 sq ft - 163 sq m

Basement Area 119 sq ft – 11 sq m

Ground Floor Area 672 sq ft – 62 sq m

First Floor Area 684 sq ft – 64 sq m

Second Floor Area 281 sq ft – 26 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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Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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