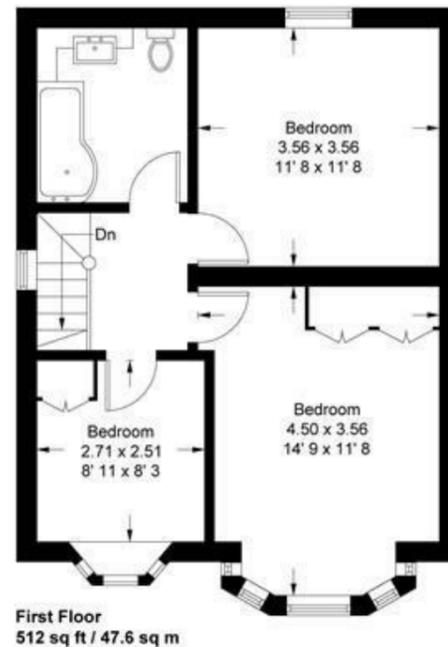
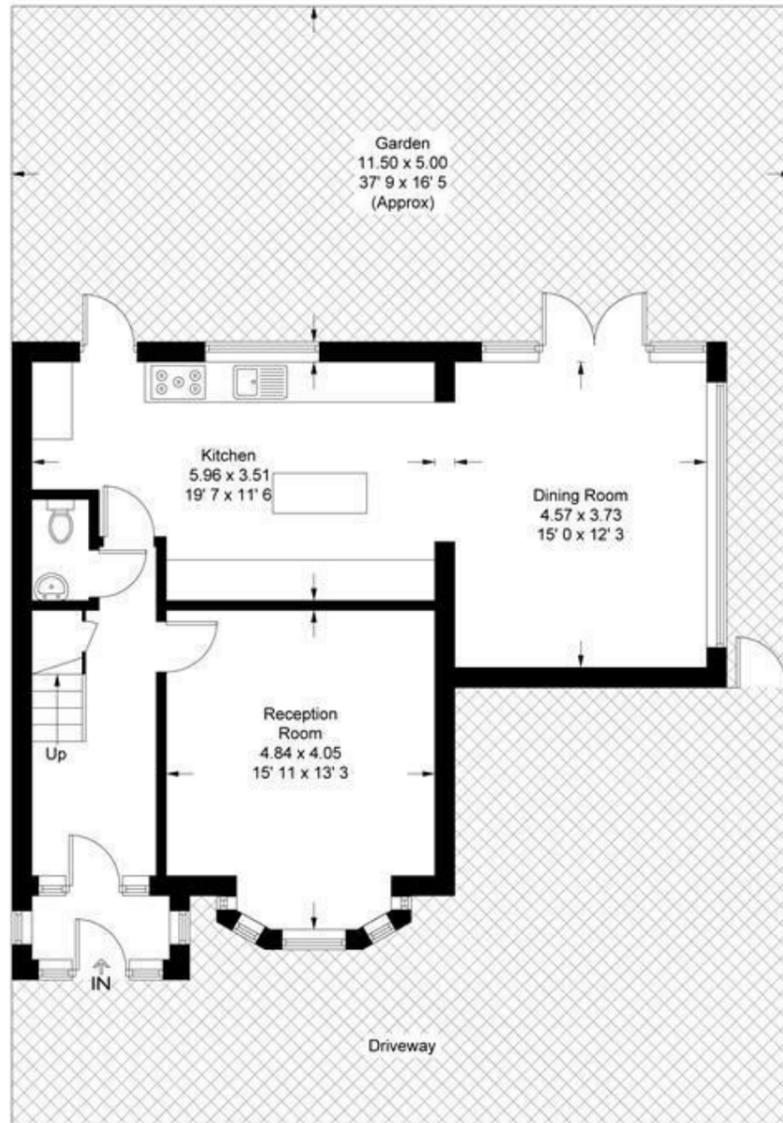


St. Margarets Road

Approximate Gross Internal Area = 1256 sq ft / 116.7 sq m



St. Margarets Road, Aldersbrook

Asking Price £940,000 Freehold

- Three bedrooms
- Spacious kitchen/breakfast room
- Low maintenance garden
- Off road parking
- 1930's home
- Elegant lounge
- Family bathroom
- Potential to extend (STPP)
- 0.8 miles to Manor Park Station

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

SOLD BY PETTY SON & PRESTWICH Nestled on St Margarets Road, this superb three bedroom 1930's detached home offers exceptional connectivity to all that Aldersbrook and the surrounding areas have to offer.



Council Tax Band: E



SOLD BY PETTY SON & PRESTWICH Perfectly positioned for families, the highly regarded Aldersbrook Primary School, rated Outstanding by Ofsted, is just a short 0.4 mile stroll away. For nature lovers and outdoor enthusiasts, the expansive Wanstead Flats are only a short walk from your doorstep. These vast green spaces provide scenic walking and cycling routes, leading you towards Forest Gate and Leytonstone, while offering a picturesque view of Canary Wharf, a reminder of how close you are to central London. On the opposite side of Aldersbrook, just 0.2 miles away, is the tranquil Wanstead Park. This beautiful park features ancient woodlands and serene lakes, offering a peaceful retreat from the hustle and bustle of urban life. Transport links are also excellent, with Manor Park Station just 0.8 miles away, providing easy access to the Elizabeth Line and fast connections into central London.

Upon arrival, this beautifully presented home makes an immediate impression with its striking wide plot and double-height bay windows. A useful entrance porch serves the welcoming entrance hall which features carved spindle balustrading, a handy guest cloakroom and engineered hardwood flooring which flows through the ground floor. The sitting room is the perfect place to welcome guests, a bright and airy space thanks to the large bay window which floods the room with natural light. Spanning the rear of the house you will find the kitchen/family room, surely the hub of the home, where there is plenty of space for formal dining as well as a seating area for the family to relax and enjoy the garden view. The kitchen is fitted with a modern range of cabinets, the centre island providing further storage, complemented by contrasting work surfaces and tiled splash backs. Moving to the first floor you will find three bedrooms. The principal with large bay window and fitted wardrobes providing ample storage space, a second double room plus a single room. The fully tiled bathroom, fitted with a white suite, vanity unit and heated towel rail completes the accommodation. The low maintenance rear garden enjoys a patio area, imitation lawn and shrub borders whilst the frontage provides off road parking. The property lends itself well to extension subject to the usual planning consents.

EPC Rating: D61
Council Tax Band: E
Additional fees – In order to carry out anti-money laundering checks, upon a sale being agreed a £18 fee (per buyer) will be applied.

Reception Room
15'10" x 13'3"

Kitchen
19'6" x 11'6"

Dining Room
14'11" x 12'2"

Bedroom
14'9" x 11'8"

Bedroom
11'8" x 11'8"

Bedroom
8'10" x 8'2"