

## ALDERSBROOK ROAD, WANSTEAD

Offers In Excess Of £1,500,000 Freehold  
5 Bed House - Semi-Detached



### Features:

- Victorian Semi-detached House
- Five Double Bedrooms
- Gated Driveway for Several Cars
- Spacious Loft Room
- Two Bathrooms
- Views over Wanstead Flats
- Huge Proportions (over 3500sqft total)
- Potential For Further Enhancement
- Surrounded by Green Space

A grand Victorian semi-detached home with five double bedrooms, generous living spaces and a wonderful position beside Wanstead Flats. This Aldersbrook Road address offers rare scale, leafy outlooks and a sense of calm, all within easy reach of Wanstead, Manor Park and Forest Gate.

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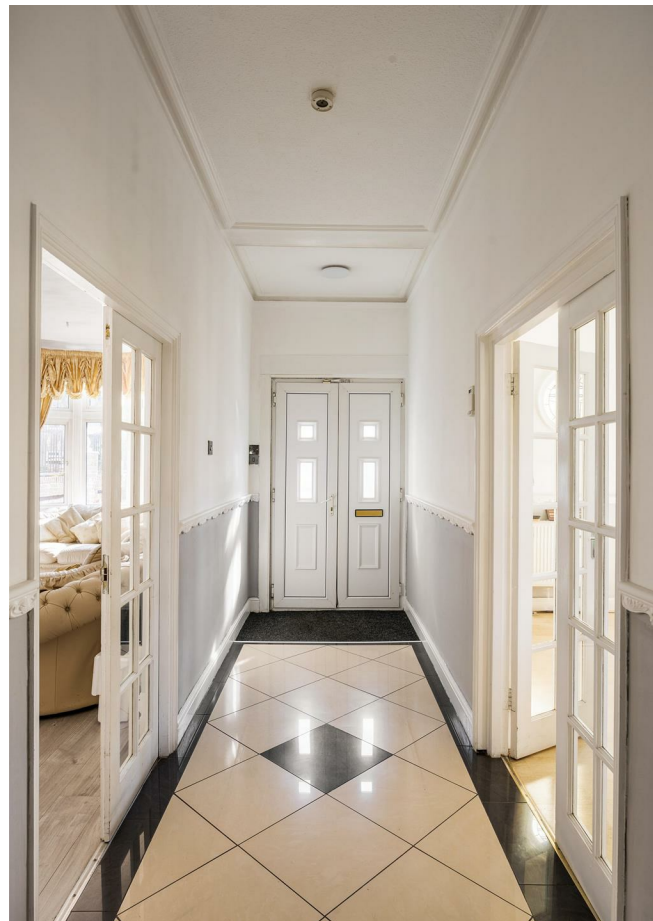
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### IF YOU LIVED HERE...

Behind its characterful frontage and gated driveway, the proportions are immediately impressive. The ground floor is arranged around a wide hallway, with two separate reception rooms to the front, both beautifully sized and full of natural light. To the rear, the kitchen, dining and reception space stretches across the back of the house, creating an expansive everyday living area with direct access out to the garden. There is also a utility room and shower room on this level, adding useful practicality.

Upstairs, five double bedrooms are arranged across the first floor, giving everyone space to settle in properly. The principal rooms are particularly generous, with bay windows, high ceilings and views across the surrounding greenery. A family bathroom serves this floor, while the second floor opens into a huge loft room with eaves storage, offering excellent flexibility for work, hobbies or future plans.

Outside, the garden is a fantastic size, with plenty of room for planting, play and long summer afternoons. With over 3,500 sq ft in total, a gated driveway for several cars and clear potential for

further enhancement, this is a home with real presence and exciting scope for the years ahead.

### WHAT ELSE?

- Wanstead Flats is just moments away, giving you open green space, big skies and peaceful walking routes almost on the doorstep.

- Wanstead Park is close by too, with its woodland paths, lakes and wonderfully rural feel.

- For everyday essentials, you are well placed for Aldersbrook, Manor Park, Forest Gate and Wanstead, with local shops, cafés and transport links all within easy reach.



### WORD FROM THE EXPERT...

"Manor Park is a unique, eclectic area, packed with Victorian tree lined streets. There's a choice of great gastro pubs like The Forest Tavern and The Golden Fleece and to the north of the area, opens up to the green space of Wanstead Flats, a serene getaway leading away from the hustle and bustle of urban life up into Epping Forest. Wanstead Park itself, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes, a great place to relax, exercise and soak up some local history.

The area also offers a vast array of transport links such as the Overground and Tube, and this has recently been vastly improved with the Elizabeth Line opening, offering swift transport across Central London and even out to Heathrow Airport!"

BEN CHARLETON  
E11 BRANCH MANAGER

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**Reception**  
13'8" x 22'7"

**Bedroom**  
13'9" x 14'10"

**Reception**  
13'7" x 20'11"

**Bedroom**  
14'0" x 9'2"

**Kitchen/Dining/Reception Room**  
25'2" x 21'9"

**Bedroom**  
10'7" x 14'4"

**Utility Room**  
13'9" x 4'6"

**Bedroom**  
11'8" x 15'7"

**Shower Room**  
7'3" x 5'2"

**Bathroom**  
9'4" x 9'1"

**Bedroom**  
19'2" x 17'10"

**Loft Space**  
33'2" x 20'2"



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