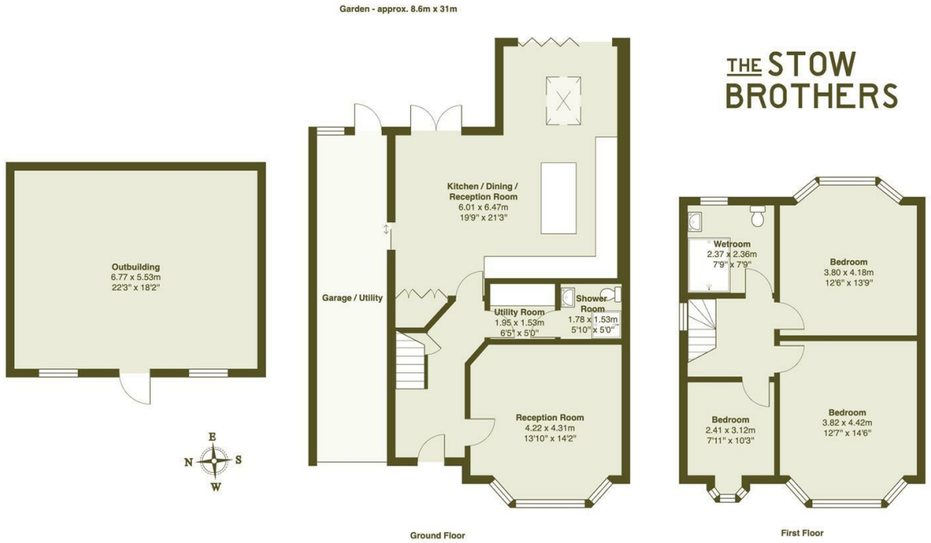
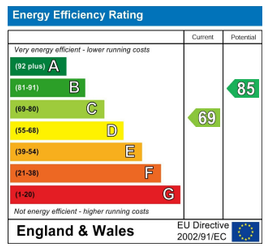


Total Area: 157.0 m² ... 1689 ft² (excluding garage / utility) // 176.6 m² ... 1901 ft² (including garage / utility)

All measurements are approximate and for display purposes only





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PARK ROAD, ALDERSBROOK

Offers In Excess Of £1,000,000 Freehold

3 Bed House - End Terrace

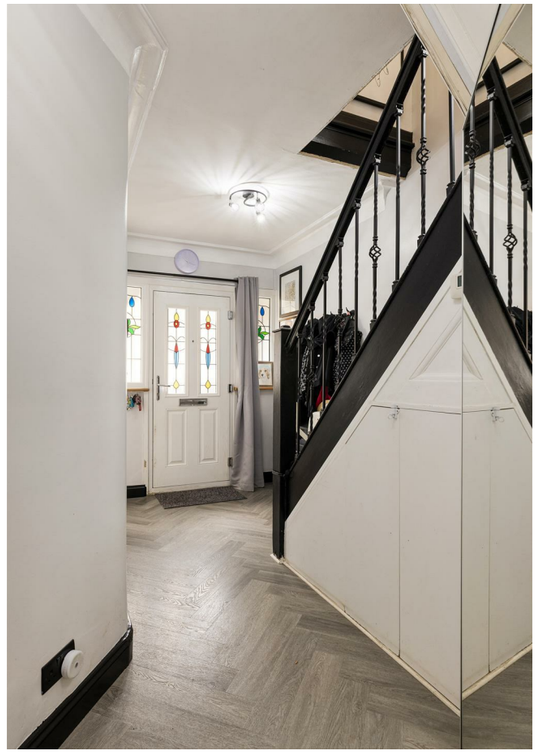
Features:

- Handsome 1940's Freehold House
- End of Terrace
- Extended Kitchen Diner
- Three Bedrooms
- Brick Built Workshop with power
- Catchment for Aldersbrook Primary School
- Close to Wanstead Park and Wanstead Flats
- Driveway

An immaculate and spacious three-bedroom 1940s end-of-terrace home with a private driveway, stylish kitchen-diner and a huge rear garden with a substantial brick-built outbuilding. Set in the heart of the sought-after Aldersbrook Estate, you're surrounded by greenery, with both Wanstead Park and Wanstead Flats close by, plus an excellent choice of local schools, including Aldersbrook Primary School.

Manor Park station is just a mile from your front door, where the Elizabeth line offers swift connections to Liverpool Street in around 16 minutes.

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IF YOU LIVED HERE...

Step inside and you'll find a generous reception room to your right, where a wide bay window with elegant shutters floods the space with natural light. Soft carpeting and a decorative ceiling rose add a lovely touch of character.

Further along the hallway, a handy utility room provides useful storage and space for appliances, while the ground floor bathroom is finished with sleek tiling, a walk-in shower, washbasin and WC.

At the rear, the impressive open-plan kitchen-diner really is the heart of the home. Beautifully remodelled, this light-filled space features a central island with hob and suspended extractor, sleek white cabinetry, dark granite worktops and integrated Bosch appliances. There's plenty of room for cooking, dining and entertaining, with patio doors opening directly onto the garden. The kitchen also provides access to a useful workshop/business space, offering excellent versatility.

Outside, a wide raised deck leads onto a generous lawn, with mature greenery creating a lovely sense of privacy. At the far end, a substantial brick-built outbuilding offers fantastic additional space, complete with gas, electricity and WiFi access. Whether you need a home office, studio, workshop or somewhere to pursue your hobbies, there's plenty of potential here.

Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles, both with attractive bay windows. A beautifully finished family wet room completes the first floor, with oversized neutral tiles, elegant black fittings and a rainfall shower.

You're wonderfully placed for making the most of the great outdoors here. Wanstead Park and Wanstead Flats are both close by, offering acres of open green space, pretty lakes, woodland walks and idyllic cycling routes. For a well-earned pit stop, The Holly Tree is a lovely choice, with its sunny beer garden just across the Flats, opposite the much-loved Dames Road children's playground.

WHAT ELSE?

- Families are particularly well catered for, with some fantastic primary and secondary schools within a mile, including Aldersbrook Primary School.
- Aldersbrook Lawn Tennis Club is just a twelve-minute walk away, with excellent facilities, a welcoming pavilion and a fully licensed bar.
- Manor Park station is around a mile away, offering Elizabeth line connections to Liverpool Street in approximately 16 minutes. You'll also have easy access to the A12 and North Circular, making journeys across London and beyond straightforward.



A WORD FROM THE OWNER...

"A Wonderful Place to Call Home Having lived in Aldersbrook for 26 years, we have enjoyed the privilege of bringing up our children here and now welcoming our grandchildren to visit. It is a truly special place to call home, offering the perfect balance of peaceful surroundings, a friendly community and an ideal location for exploring the many attractions and beautiful areas nearby. For days out further afield, the house is ideally situated, while closer to home, Wanstead Park provides a wonderful setting for family walks, outdoor adventures and making special memories together. There is also a perfect 5k walk or run route in Wanstead Park as well as a local Park Run across Wanstead Flats which we have utilised well over the years. The neighbourhood is peaceful and welcoming, with a lovely sense of community. There are also opportunities to enjoy local activities, including weekly yoga and Pilates classes at the church just across the road. Aldersbrook is a place where families can put down roots, enjoy a relaxed way of life and feel part of a genuinely friendly community."

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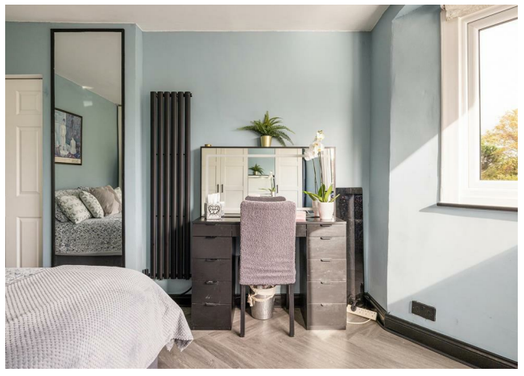




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Reception Room
13'10" x 14'1"

Utility Room
6'4" x 5'0"

Shower Room
5'10" x 5'0"

Kitchen / Dining / Reception Room
19'8" x 21'2"

Bedroom
7'10" x 10'2"

Bedroom
12'6" x 14'6"

Bedroom
12'5" x 13'8"

Wetroom
7'9" x 7'8"

Garden
28'2" x 101'8"

Outbuilding
22'2" x 18'1"

Garage / Utility

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