



Total area: approx. 142.4 sq. metres (1532.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp

Park Road



## Park Road, Aldersbrook

Asking Price £1,100,000 Freehold

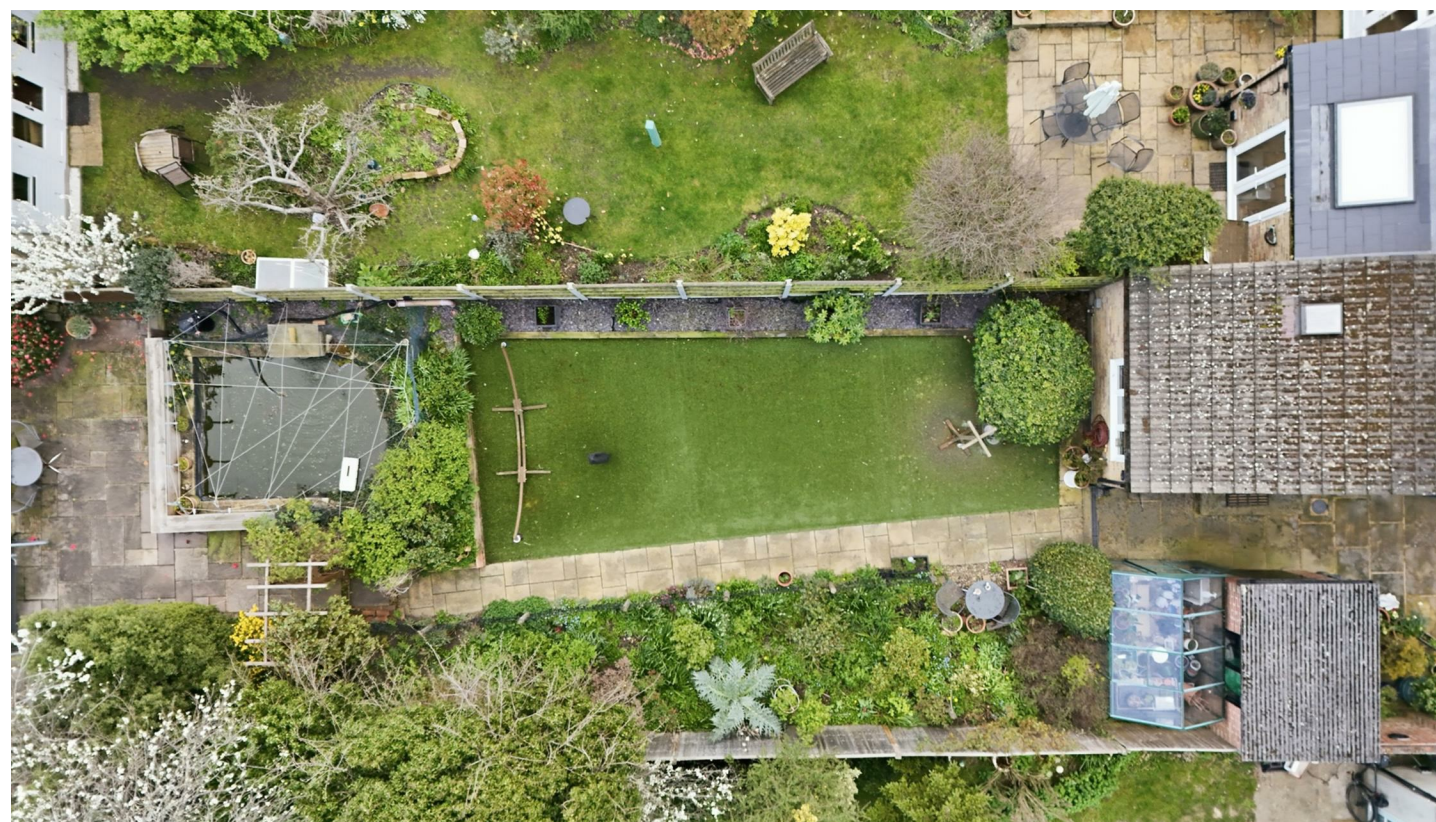
- Semi-detached Edwardian home
- Three/four bedrooms
- Kitchen with separate utility room
- Potential to extend (STPP)
- 0.2 Miles to Aldersbrook Primary School
- Attached garage with resin driveway
- Through lounge with additional breakfast room
- Cellar and outbuildings
- Desirable Aldersbrook Conservation Area
- 100 Yards from Wanstead Park

# Park Road, Aldersbrook

Occupying a prime position on the highly sought-after Park Road, this period residence is ideally located within close proximity (approximately 0.2 miles) of the Ofsted-rated 'Outstanding' Aldersbrook Primary School.



Council Tax Band: E



The property also enjoys immediate access, just moments away (circa 100 yards), to the open green spaces of Wanstead Park, renowned for its tranquil woodland setting, ornamental lakes, and scenic country walks, all while offering convenient connections into Central Wanstead. Further enhancing its appeal, the property benefits from an attached garage and private driveway - an increasingly rare advantage within this attractive conservation setting.

The home itself offers a naturally deep footprint, currently arranged with three/four bedrooms to the first floor, while presenting excellent scope for extension to the rear and into the loft (subject to the usual planning permissions).

The existing garage may also offer potential for further development to the side, although this has not been explored by the current owners and would, of course, be subject to the relevant consents.

The ground floor has been thoughtfully opened to create a through reception, formed by combining the original two reception rooms. This deep space enjoys an abundance of natural light, with a large bay window to the front and bi-fold doors opening onto the rear garden, allowing light to flow effortlessly from east to west throughout the day.

To the rear, a run of well-connected rooms begins with a charming breakfast room, featuring an attractive side bay and central chimney breast, leading through to the kitchen, a separate utility area, and a convenient ground floor W.C. with accompanying shower room. The ground floor accommodation is complete with a handy cellar.

Upstairs, the first floor offers three well-proportioned double bedrooms, with a fourth room currently arranged as a study. Adjoining the principal bedroom, this versatile space could readily serve as a nursery, dressing room, or additional sleeping area. A generous and well-appointed contemporary shower room completes the accommodation on this level.

EPC Rating: D67  
Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

**Reception Room**  
16'5" x 12'6"

**Sitting Room**  
11'4" x 10'5"

**Dining Room**  
10'10" x 10'5"

**Kitchen**  
10'2" x 9'10"

**Bedroom**  
15'7" x 11'10"

**Bedroom**  
11'10" x 11'4"

**Bedroom**  
13' x 5'11"

**Bedroom**  
11'5" x 10'6"

**Garage**  
14'10" x 10'1"

**Cellar**  
19'10" x 6'3"