



Ground Floor

First Floor



Total Area: 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Kitchen/Reception room  
11'11" x 17'3"

Conservatory  
5'10" x 17'10"

Bedroom  
8'8" x 10'3"

Bathroom  
5'6" x 6'8"

Garden  
approx. 14'9" x 22'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## ALDERS CLOSE, WANSTEAD

### Offers In Excess Of £350,000 Freehold 1 Bed House



#### Features:

- One Bedroom Freehold House
- Chain Free
- Private Section of Rear Garden
- Designated Parking Spot
- Stones Throw To Wanstead Flats
- Surrounded By Green Spaces
- Close to Transport Links

Set within a peaceful residential pocket, this one bedroom freehold home is offered chain free and includes its own portion of the rear garden, along with parking. The setting is shaped by its close relationship with greenery, with Wanstead Flats just moments away and open spaces bringing a gentle, open-air quality to everyday life. Everyday convenience is catered for, with transport links close by providing connections across London. Outdoor space, parking, and a green, well-connected setting come together to create a particularly attractive combination.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
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propertymanagement@stowbrothers.com  
0203 325 7228

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#### IF YOU LIVED HERE...

The property has a warm, established feel, with a brick façade and leaded windows that add plenty of character. A recessed entrance enhances the sense of welcome, creating a first impression that feels settled and quietly confident.

Inside, the ground floor is arranged around a combined kitchen and reception room that works comfortably as the heart of the home. Wood flooring runs throughout, giving a sense of continuity, while the layout allows for cooking, dining and relaxing to sit naturally alongside one another. A pared-back backdrop provides an easy canvas, and glazed doors draw the eye through to the conservatory beyond.

The conservatory extends the living environment beautifully, with wide windows inviting in natural light and offering a gentle transition between indoors and out. Its proportions lend themselves to a variety of uses, whether as an additional seating area, dining spot or place to unwind, while maintaining a strong connection to the main room.

Upstairs, the bedroom feels balanced and comfortable, finished with wood flooring and a bright, composed feel. Built-in wardrobes sit neatly within the room, keeping the overall look streamlined while leaving flexibility in how the room is used.

Completing the home is a bathroom finished in pale tiling and soft-toned walls, giving it a clean and comfortable atmosphere. A window brings in daylight, and the bath with an overhead rain shower provides a relaxed, everyday finish that suits the tone of the property well.

Life here is closely connected to nature, with the wide, open landscapes of Wanstead Flats forming part of Epping Forest and bringing a rare sense of openness to the setting. Walks across the flats naturally lead to Tamping Grounds, well known for its quality coffee and relaxed atmosphere. In one direction, Forest Gate Arches host a growing mix of independent traders alongside destinations such as Joyau, celebrated for its French-influenced small plates and strong wine list, and The Wanstead Tap, a popular spot for craft beer and informal evenings. Heading the other way, Wanstead High Street offers an additional choice of shops and amenities, easily reached when needed.

#### WHAT ELSE?

Transport connections are well covered, with several stations easily reached by bus in around 10 minutes. Wanstead Station offers Central line services into the City and West End, while Forest Gate Station provides swift access across London via the Elizabeth line. Wanstead Park Station completes the mix with Overground routes linking East London and beyond.



#### A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON  
E11 ASSISTANT BRANCH MANAGER

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