



CHURCHILL
estates

Herongate Road, Aldersbrook

Guide Price £600,000

Bedrooms: 2 | Receptions: 1 | Bathrooms: 1

Tenure: Freehold

Floor Area: 742.00 sq ft

Local Authority: Redbridge

Council Tax Band: New Build

- Guide Price £600,000 - £650,000
- Chain Free Two Bedroom Semi-Detached New Build House
- Two Well Proportioned Bedrooms
- Spacious Open Plan Kitchen, Dining & Living Area
- Contemporary Fitted Kitchen With Integrated Appliances
- Stylish Herringbone Flooring Throughout The Ground Floor
- Beautiful Herringbone Flooring To The Ground Floor
- Private Rear Garden & Off Street Parking
- Highly Sought After Aldersbrook Location Close To Wanstead Flats & Outstanding Local Schools
- Convenient Access To Manor Park Elizabeth Line & Wanstead Central Line Stations



Churchill Estates are delighted to offer for sale this stylish two bedroom semi-detached house, positioned within the highly desirable Aldersbrook neighbourhood. Recently constructed and finished to an excellent standard this attractive home provides an exciting opportunity for buyers looking to enjoy the benefits of modern living in a well established residential area.

The property has been thoughtfully arranged to maximise both space and natural light. With its contemporary interiors, private rear garden, off street parking, solar panels and the added advantage of being offered with no onward chain, this is a home that offers an appealing combination of comfort, convenience and practicality.

One of the property's greatest attractions is the opportunity it presents within the local housing market. Buyers searching within this price range will often find themselves considering flats or apartments with traditional houses typically commanding a considerably higher asking price. This property offers an attractive alternative, providing the independence of a freehold style house, its own private entrance, outdoor space and parking, without necessarily having to stretch to the budget usually required for a larger family home.

Stepping inside, a welcoming entrance hallway provides access into a beautifully designed kitchen and living area, measuring approximately 14'1" x 19'5". This impressive room forms the heart of the property with a layout that comfortably accommodates cooking, dining and relaxing within one sociable setting. Whether enjoying a quiet evening at home or hosting friends and family the space has been designed with flexibility in mind.

The kitchen features a sleek arrangement of white high gloss cupboards, contrasting darker finishes, integrated appliances and generous preparation surfaces. White tiled splashbacks complete the modern appearance, while the attractive herringbone flooring extends throughout the ground floor, bringing additional warmth and texture to the living accommodation. Completing the ground floor is also a fully tiled sleek WC.

A particularly attractive element of the house is its square bay design, extending across both the ground and first floors. As well as adding visual interest to the exterior, this feature introduces an abundance of daylight into the accommodation and creates an appealing outlook. The inclusion of solar panels is another welcome addition, reflecting the property's modern construction and specification.

The first floor is arranged around a central landing and comprises two comfortable bedrooms together with a beautifully finished family bathroom.

The main bedroom measures approximately 8'1" x 15'10", offering ample room for a double bed, wardrobes and additional furnishings. Bedroom two, measuring approximately 8'10" x 11'2", is another versatile space, equally suited to use as a guest bedroom, nursery or dedicated home office.

Completing the first floor accommodation is a modern bathroom fitted with a bath, wash hand basin and WC. Natural stone effect wall tiling, understated colours and modern sanitaryware combine to create a smart and relaxing environment.

Outside, the property continues to impress with the convenience of off street parking to the front, while the garden offers a welcome retreat for outdoor dining, entertaining or simply enjoying some fresh air. These features are particularly valuable for purchasers seeking the practical advantages of a house over an apartment.

Aldersbrook has long been regarded as one of East London's most appealing residential neighbourhoods, combining a peaceful atmosphere with excellent access to local amenities, green spaces and public transport. The expansive open surroundings of Wanstead Flats are within easy reach, offering plenty of opportunities for walking, running, cycling and other outdoor activities.

Families will appreciate the proximity to the highly regarded Aldersbrook Primary School, rated Outstanding by Ofsted, while commuters can benefit from a choice of railway connections. Manor Park Station is approximately 0.9 miles away, offering Elizabeth line services towards central London and beyond. Wanstead Underground Station is approximately 1 mile from the property and provides access to the Central line.

Combining the appeal of a newly built home with the independence, outside space and parking that many buyers struggle to find at this price level, this is an excellent opportunity for first time purchasers, professionals, downsizers and those looking for a low maintenance home in a sought after location.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.



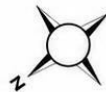






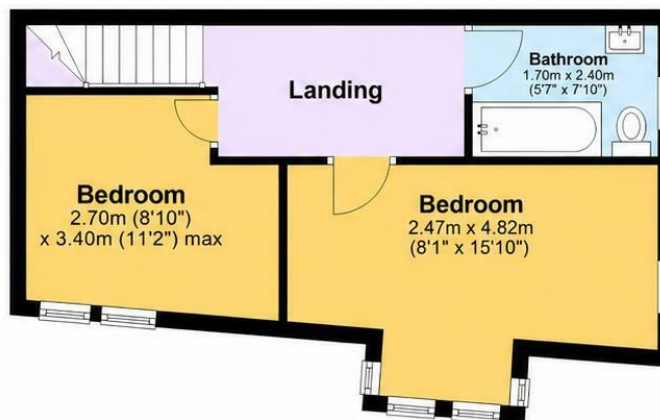
Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.8 sq. feet)

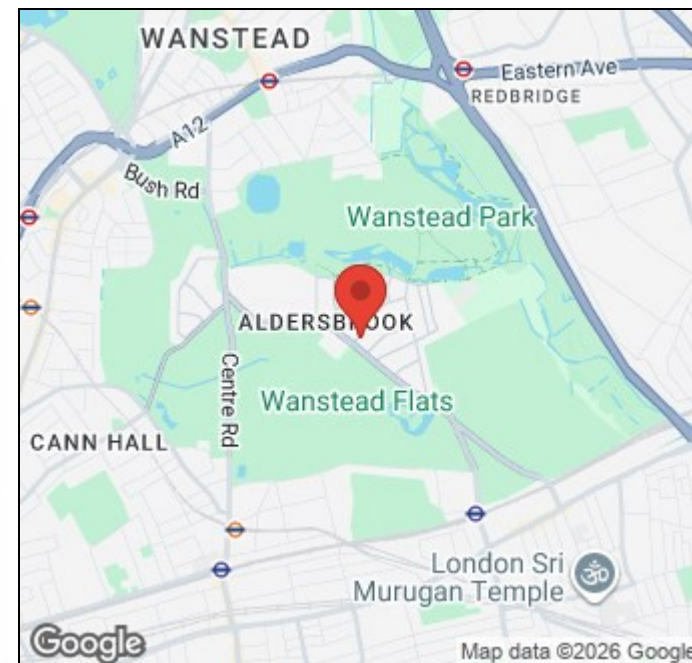


Total area: approx. 67.9 sq. metres (731.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Herongate Road



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(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	

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To view call **020 8989 0011**

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