



CHURCHILL
estates



Herongate Road, Aldersbrook

£650,000

Tenure : Freehold

Floor Area : 731.00 sq ft

Local Authority : Redbridge

Council Tax Band : New Build

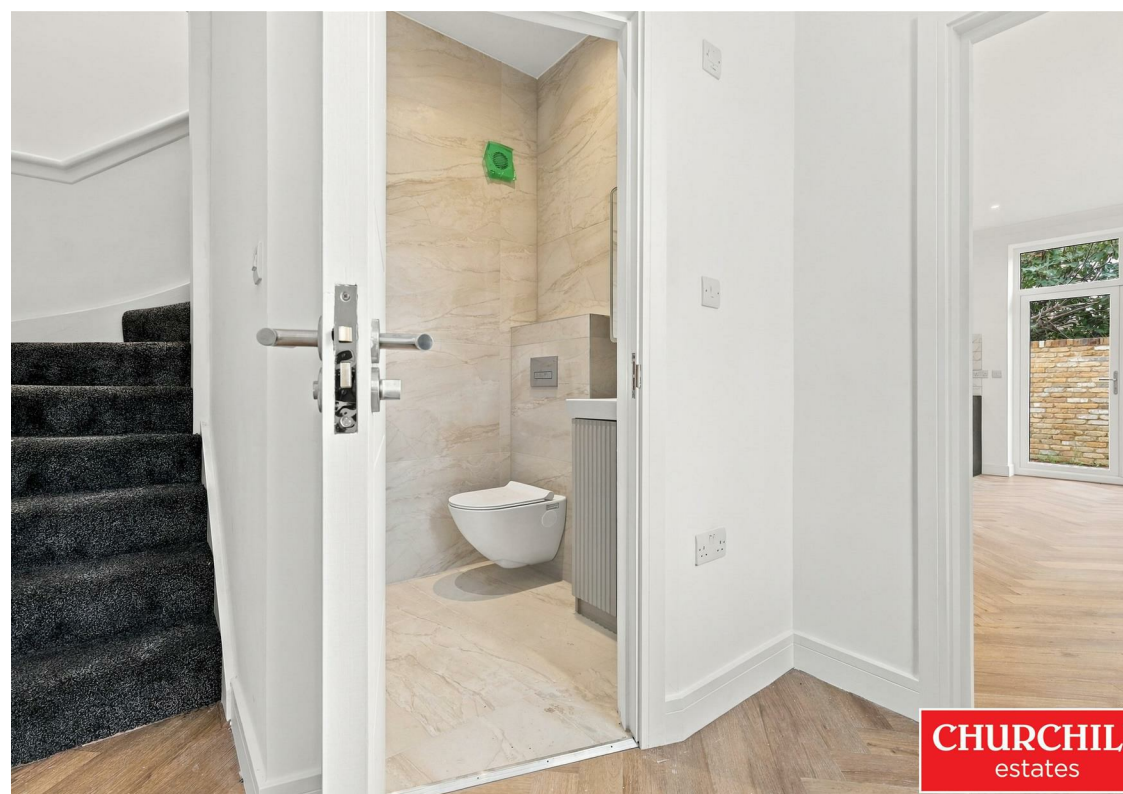
Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 



Churchill Estates are proud to bring to the market this beautifully presented two bedroom semi-detached new build house, situated in the sought-after area of Aldersbrook.

Offering approximately 731 sq. ft. of accommodation this impressive home combines a well designed layout with a high quality contemporary finish throughout, further benefiting from off-street parking, a private rear garden, solar panels and being offered chain free.

The property offers something that is not often available within the local market. At this price point buyers will generally find apartments and flats, whilst the next step into a house can represent a substantial increase in budget. This two bedroom semi-detached home therefore occupies a particularly appealing position, offering the space, privacy, garden and parking of a house without the significant price jump often associated with larger homes in the area.

Upon entering the property you are welcomed into a spacious entrance hall with access to the downstairs WC and stairs rising to the first floor. The ground floor is centred around an impressive open-plan kitchen/dining room measuring approximately 14'1" x 19'5", creating a fantastic central space for modern living. The generous proportions allow plenty of room for a dining table and comfortable seating area alongside the contemporary kitchen, making this a versatile space for both everyday life and entertaining.

The kitchen has been finished to a particularly high standard featuring white gloss units, integrated appliances, plenty of work surfaces and white tiled splashbacks. The combination of the crisp white cabinetry and darker detailing gives the kitchen a stylish, contemporary appearance. The entire ground floor benefits from beautiful herringbone flooring, which adds warmth and character to the modern interior.

The ground floor also benefits from a good-sized WC, finished with attractive natural stone-effect tiling. Throughout the property there is double glazing, while the striking black window frames provide a smart contrast against the lighter internal finishes.

One of the property's standout features is the attractive square bay window, which extends across both floors and gives the house an appealing architectural feature. The large windows allow an excellent amount of natural light into the living space, while also providing pleasant views across the surrounding area. The property further benefits from solar panels, adding to the home's modern specification.

Moving upstairs the first floor provides two well-proportioned bedrooms. The principal bedroom measures approximately 8'1" x 15'10", providing excellent space for a double bed and a range of bedroom furniture, while the second bedroom measures approximately 8'10" x 11'2" and would make an ideal second bedroom, guest room or home office.

Both bedrooms are finished with a smart dark carpet which complements the black window frames and creates a consistent feel throughout the first floor. The landing provides access to the bedrooms and the modern family bathroom, which is fully tiled in a natural stone finish and comprises a bath, WC and wash hand basin. The bathroom has a particularly clean and contemporary appearance, with the neutral natural stone finish working well alongside the modern sanitaryware.

Externally the property benefits from off-street parking to the front and a private rear garden, providing valuable outside space and further enhancing the practicality of the home.

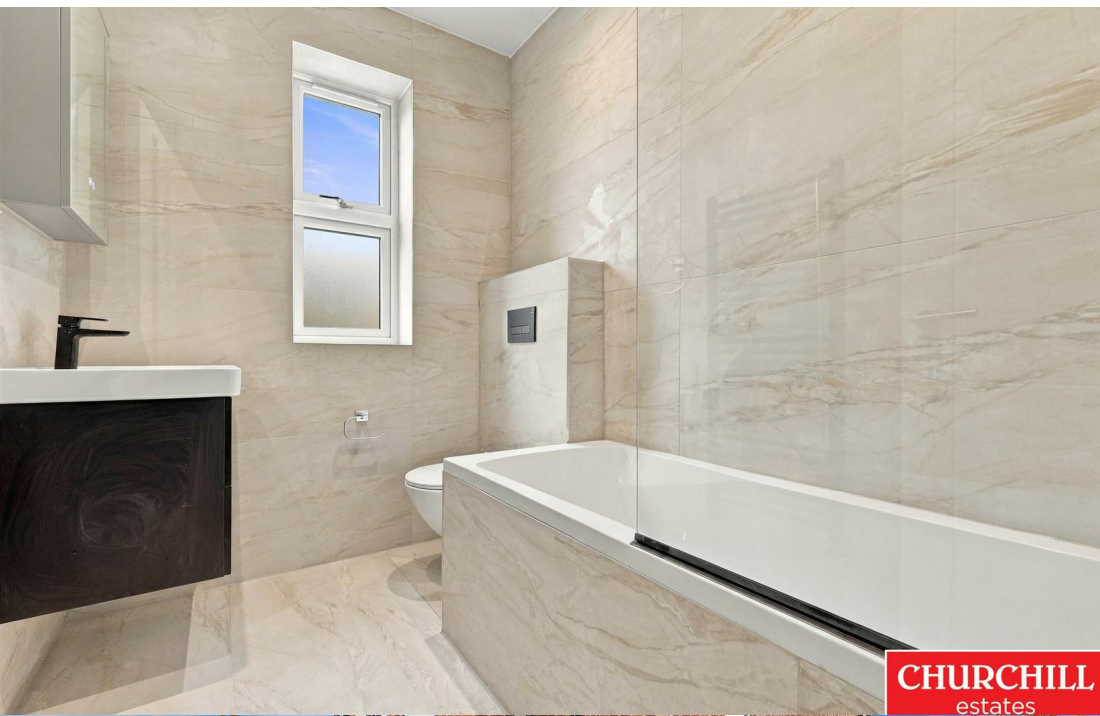
The property is particularly well positioned for access to some of the area's most popular green spaces and transport links. Wanstead Flats is just a short distance away, providing a fantastic expanse of open parkland ideal for walking, running, cycling and enjoying the outdoors. The property is also well placed for Aldersbrook Primary School, which is rated Outstanding by Ofsted, making the location particularly appealing to families.

For commuters Manor Park Station is approximately 0.9 miles away, providing Elizabeth line services into central London and beyond, while Wanstead Underground Station is around 1 mile away and offers Central line connections, giving residents a choice of convenient transport options.

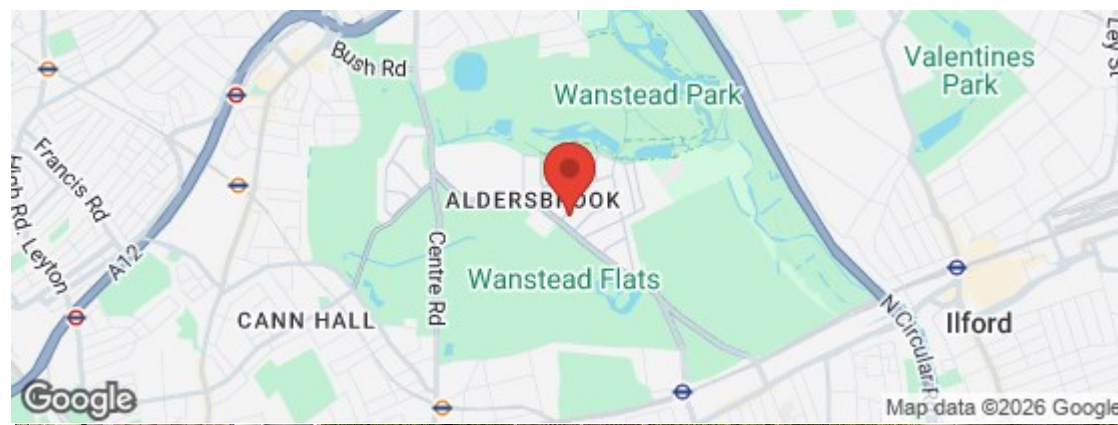
For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







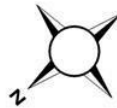
- Beautifully Presented Two Bedroom Semi-Detached New Build • Being Sold With No Onward Chain House
- Finished To A High Standard With A Stylish Modern Interior
- Contemporary Fitted Kitchen With Integrated Appliances
- Modern Family Bathroom Upstairs & Ground Floor W/C
- Solar Panels, Gas Central Heating & Double Glazing Throughout
- Impressive Open-Plan Kitchen/Dining Room With Excellent Proportions
- Beautiful Herringbone Flooring To The Ground Floor
- Private Rear Garden & Off-Street Parking
- Ideal For Families & Commuters Alike





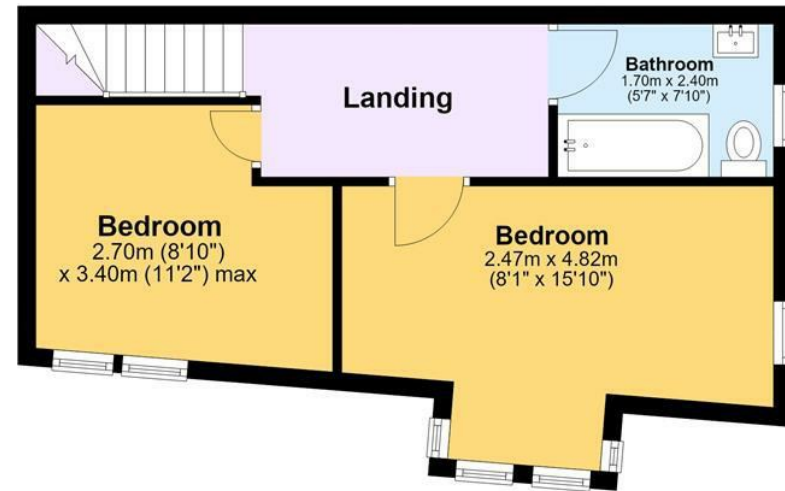
Ground Floor

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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