





CHURCHILL
estates



CHURCHILL
estates

Park Road, Aldersbrook

£525,000

Tenure : Share of Freehold

Floor Area : 884.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

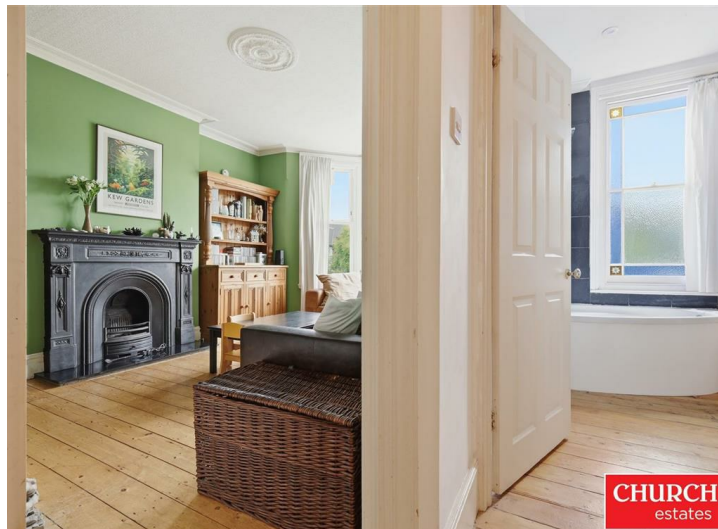
Bedrooms : 2

Receptions : 1

Bathrooms : 1



CHURCHILL
estates



CHURCHILL
estates



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



CHURCHIL
estates



CHURCHIL
estates



CHURCHIL
estates



CHURCHIL
estates

Churchill Estates are delighted to present this unique and beautifully maintained two double bedroom period conversion, arranged over the upper two floors of an attractive brick-fronted property in the ever popular Aldersbrook Conservation Area.

Thoughtfully loft extended to create spacious and versatile accommodation, this charming home seamlessly combines period character with modern convenience. The property further benefits from a share of the freehold and a newly extended 999-year lease, making it an exceptional long term purchase.

The heart of the home is the stunning Wren kitchen, installed in 2022 and finished with quartz worktops, an integrated self-defrosting fridge/freezer and self-drying dishwasher. Flooded with natural light, it enjoys delightful views over a mature Chestnut tree, creating a peaceful setting for everyday living. Further improvements include heritage-style uPVC sash double glazing to the bay window and second bedroom, a boiler installed in 2018 and serviced annually, guttering replaced in 2022 and a feature fireplace that has recently been swept and inspected.

The well planned accommodation includes two generous double bedrooms, with the loft extension providing additional versatility and the added benefit of a separate W/C on the top floor, offering extra convenience for both residents and guests.

Externally the private rear garden provides a tranquil escape with a useful storage shed and a Worcester Pearmain apple tree, creating a wonderful outdoor space to relax or entertain.

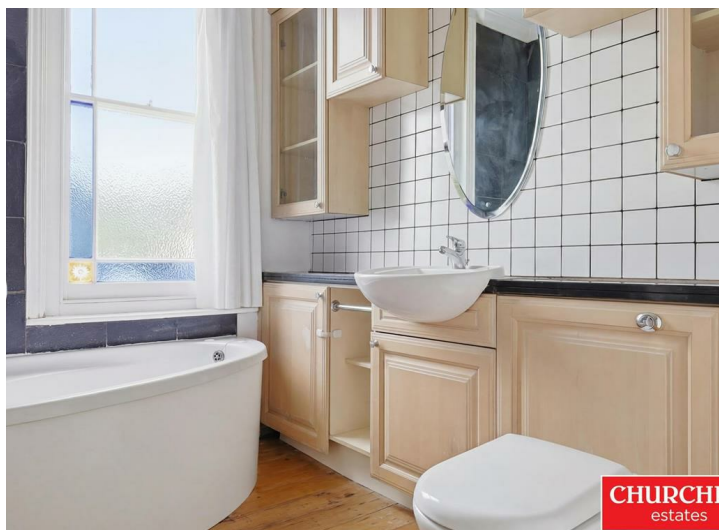
The property occupies an enviable position within the sought after Aldersbrook community, known for its friendly atmosphere and abundance of green open spaces. Both Wanstead Flats and Wanstead Park are within easy walking distance, perfect for leisurely strolls, exercise or family days out.

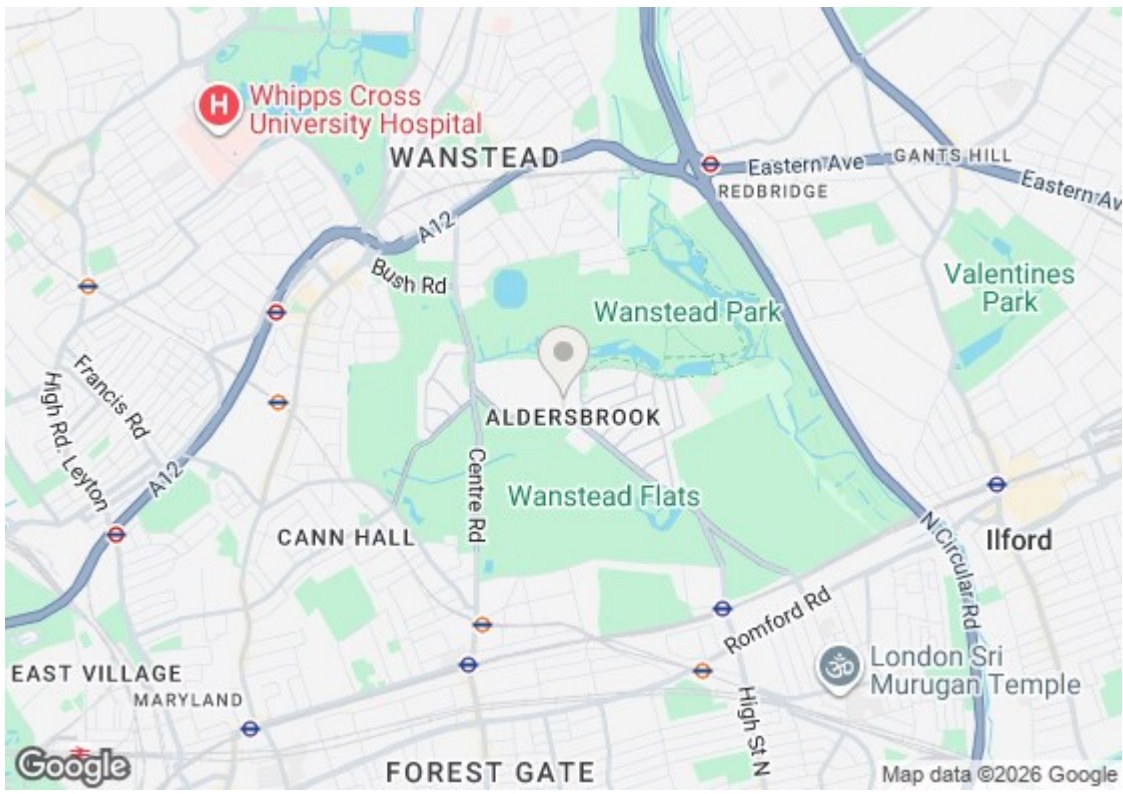
Families will appreciate being approximately 0.2 miles from the highly regarded Aldersbrook Primary School (Outstanding Ofsted rating), while Aldersbrook Library and St Gabriel's Community Hall, home to Wanstead Park Playgroup, are also just a short walk away.

Commuters are exceptionally well served, with Manor Park Elizabeth Line Station approximately 0.7 miles away and Wanstead Underground Station (Central Line) around 1.1 miles from the property, providing swift access into Central London and beyond. Nearby bus routes, including the 101 and W19, further enhance the excellent transport connections.

Beautifully presented throughout and occupying a prime location, this exceptional home offers a rare opportunity to acquire a stylish period conversion with generous living space, a private garden, a separate top-floor W/C and outstanding connectivity.

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





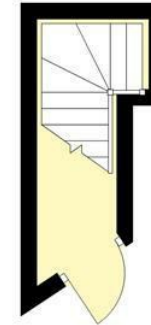


- Unique two double bedroom period conversion arranged over the top two floors
- Spacious loft extended accommodation blending character with modern living
- Share of freehold with a newly extended 999-year lease
- Private rear garden with useful storage shed
- Stylish Wren kitchen with quartz worktops & integrated appliances
- Beautifully maintained throughout with heritage-style double glazing & modern boiler
- Family sized three piece bathroom located on the first floor, with a separate W/C situated on the top floor.
- Located within catchment of Aldersbrook Primary School (Outstanding Ofsted)
- Moments from Wanstead Flats & Wanstead Park offering superb green open spaces
- 0.7 miles to Manor Park Elizabeth Line Station & 1.1 miles to Wanstead Central Line Station

CHURCHILL
estates

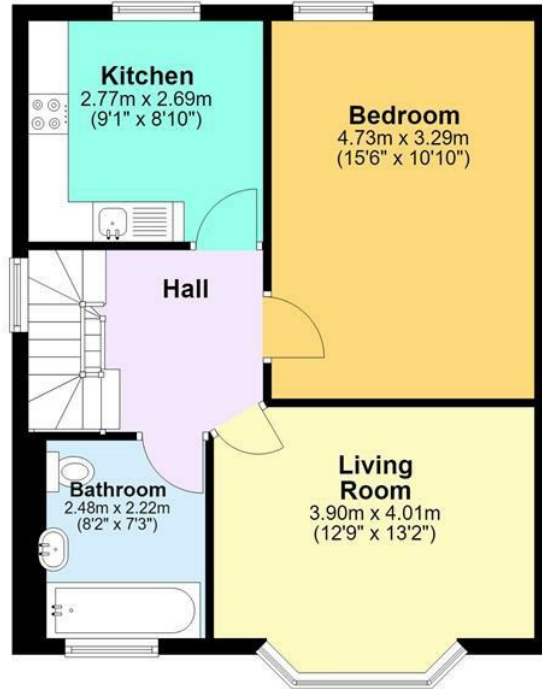
Ground Floor

Approx. 3.4 sq. metres (36.2 sq. feet)



First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Second Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



Total area: approx. 82.1 sq. metres (884.0 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Park Road

CHURCHILL
estates

Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

CHURCHILL
estates