





Clavering Road, Aldersbrook

£850,000

Tenure : Freehold

Floor Area : 1085.00 sq ft

Local Authority : Redbridge

Council Tax Band : E

Bedrooms : 3

Receptions : 2

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 delighted to present this charming three bedroom period property enviably positioned within the highly desirable Aldersbrook Conservation Area. This beautifully presented home offers spacious and well balanced accommodation throughout.

Upon entering you are welcomed by a spacious entrance hall which leads into the impressive reception room beautifully illuminated by a large bay window that fills the room with natural light, creating a bright and welcoming living space. The second reception room provides an excellent dining room or family room offering a versatile space for both everyday living and entertaining.

The newly fitted contemporary kitchen has been thoughtfully designed with an excellent range of modern base and wall mounted units, ample worktop space and integrated appliances making it both stylish and practical for modern family life. The property also benefits from a newly fitted boiler ensuring efficient and reliable heating. Outside there is the added convenience of a WC.

A particular highlight of the property is the impressive rear garden. A patio area provides the perfect setting for outdoor dining and entertaining before leading onto a generous lawn bordered by mature trees, creating a private and peaceful outdoor space ideal for families, gardening enthusiasts or simply relaxing during the warmer months.

The first floor comprises two spacious double bedrooms and a well proportioned third single bedroom, ideal as a child's bedroom, nursery, guest room or home office. The accommodation is completed by a newly fitted three piece family bathroom finished to a high standard with modern fixtures and fittings.

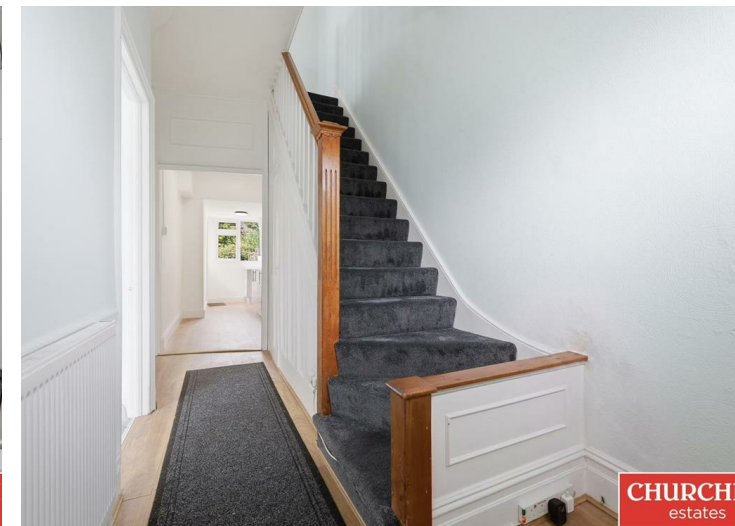
The property has been newly decorated throughout with new carpeting and flooring creating a fresh and contemporary feel. Further benefits include certified house electrics, off street parking, double glazing throughout, gas central heating and a spacious cellar providing excellent additional storage.

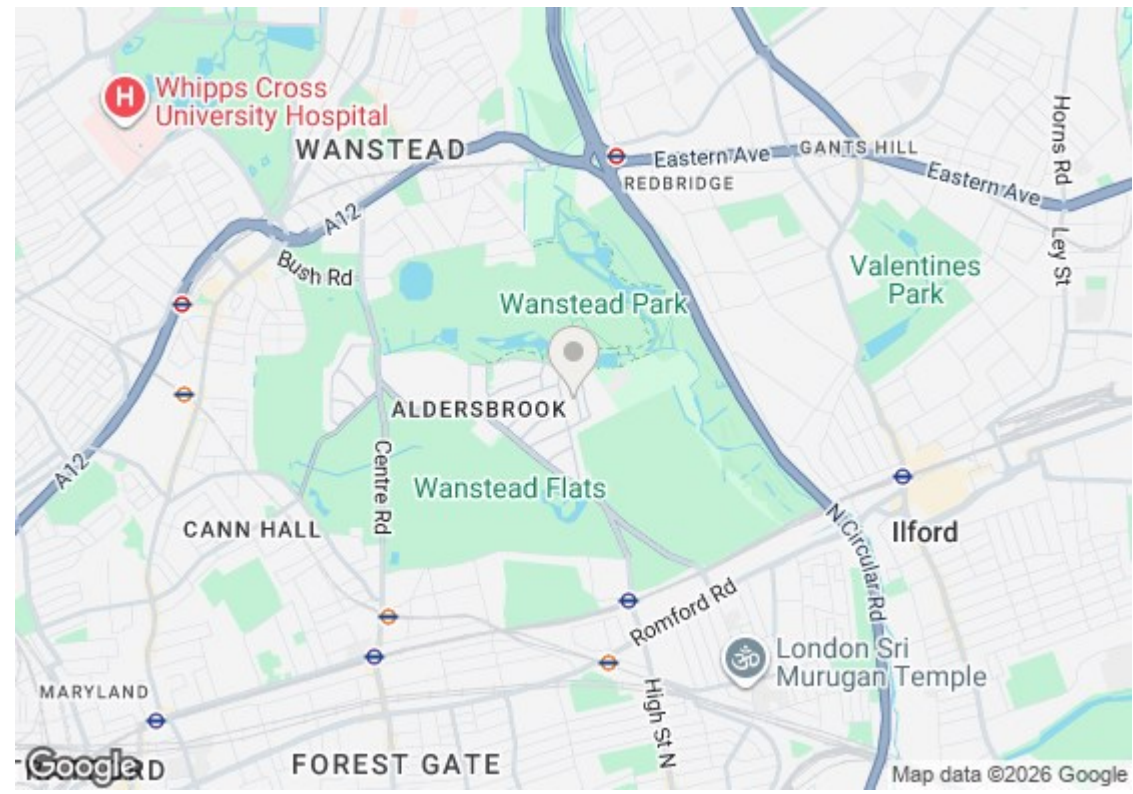
Clavering Road is situated within the highly sought after Aldersbrook Estate, renowned for its attractive tree lined streets, strong community atmosphere and proximity to beautiful open green spaces.

The property falls within the catchment area for the highly regarded Aldersbrook Primary School (0.5 miles), making it an excellent choice for families. Residents can also enjoy easy access to Wanstead Park, Wanstead Flats and Epping Forest, offering acres of parkland, woodland walks, cycling routes, playgrounds and recreational facilities.

For commuters, Manor Park Station is approximately 0.9 miles away, providing fast and convenient services via the Elizabeth Line. A variety of local shops, cafes, restaurants, supermarket

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



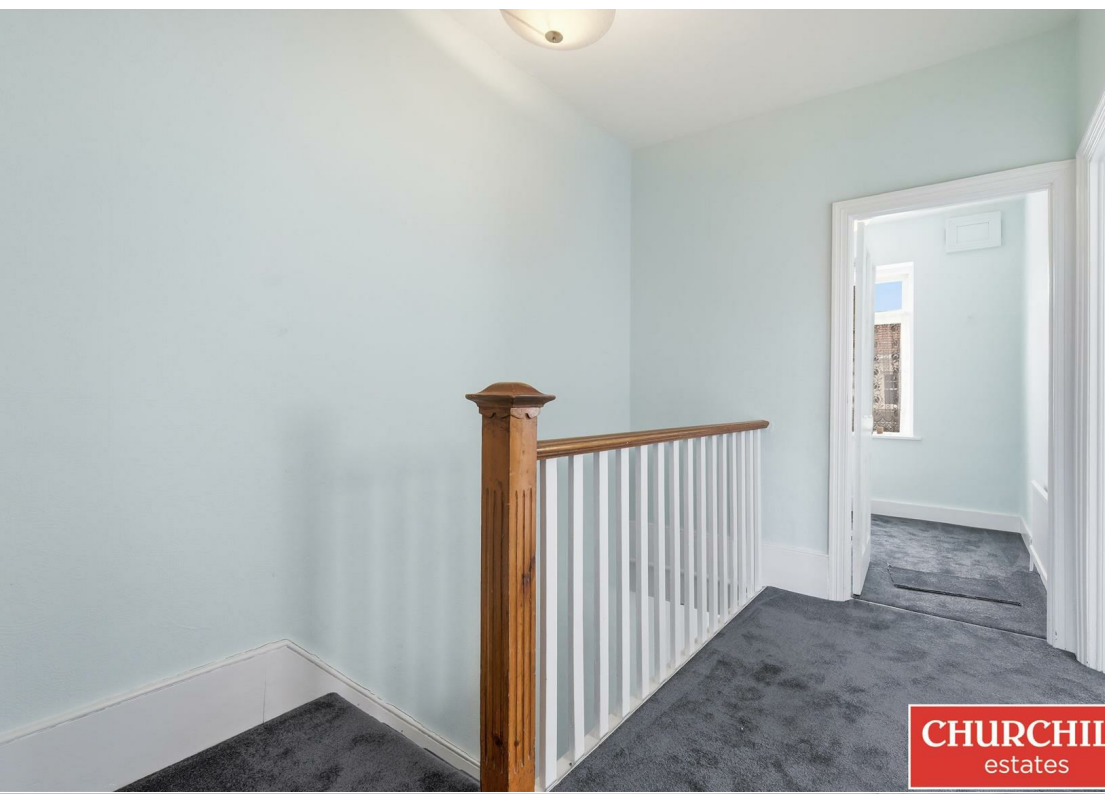




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- Charming three bedroom period family home located within the highly sought after Aldersbrook Conservation Area
- Spacious accommodation featuring two generous reception rooms
- Impressive private rear garden with patio, generous lawn, and mature trees
- Benefits include off street parking, gas central heating, double glazing throughout, and a spacious cellar
- Moments from Wanstead Park, Wanstead Flats, and Epping Forest
- Offered on a chain free basis
- Stylish recently fitted contemporary kitchen with modern base and wall units
- Two spacious double bedrooms and a well proportioned third bedroom
- Located within approximately 0.5 miles of Aldersbrook Primary School, making it an ideal home for families
- Approximately 0.9 miles from Manor Park Station (Elizabeth Line), providing fast and convenient connections

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Total area: approx. 100.8 sq. metres (1085.4 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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