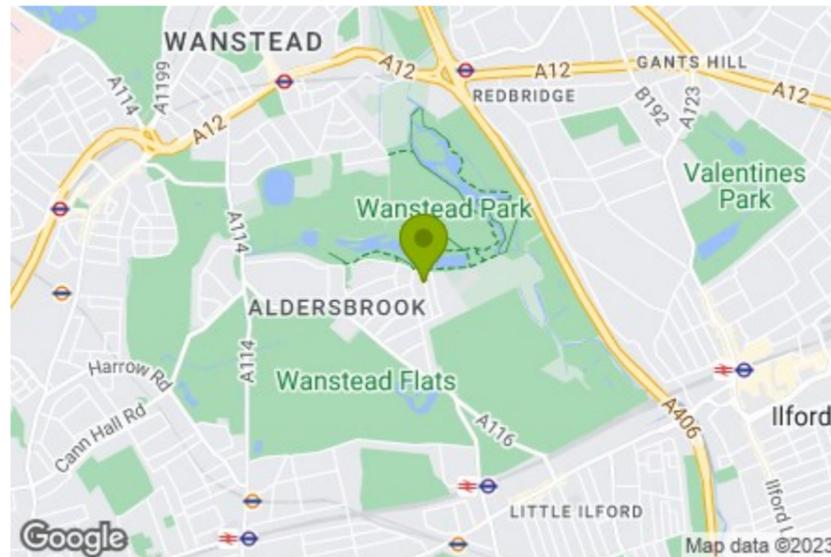




- Hallway
12'6" x 5'6"
- Reception Room
14'10" x 14'2"
- Kitchen/ Reception Room
22'0" x 19'1"
- Bedroom
9'8" x 6'11"
- Bedroom
15'3" x 12'9"
- Bedroom
12'9" x 12'7"
- Bathroom
8'1" x 6'11"
- Bedroom
17'10" x 9'7"
- Shower Room
8'9" x 3'9"
- Storage
5'4" x 3'5"
- Garden
72'2"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	84
(81-91) B	71
(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



CLAVERING ROAD, ALDERSBROOK Offers In Excess Of £925,000 Freehold 4 Bed House - Mid Terrace



Features:

- Spacious Four Bedroom House
- Loft Converted
- Off Street Parking To Front
- Sought After Location
- Extended Rear Ground Floor
- Stunning Kitchen/Diner
- Generous Rear Garden
- Moments form Wanstead Park
- Council Tax Band E

This smart Edwardian four bedroom house combines the traditional and the modern, with a classic exterior and contemporary interior. It has been extended both to the rear and into the loft, to over 1,500 square feet, making it a very comfortable and contemporary home.

With a large garden, excellent local schools, lots of green open space nearby, and access to central London via the new Elizabeth Line at Manor Park, it ticks a lot of boxes for anyone looking to live in this area, especially families with school-age children.

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IF YOU LIVED HERE...

You'd have two main living spaces on the ground floor, a quiet retreat in the traditional front living room, and a large space for everyone to gather in the huge modern open plan kitchen/reception room to the rear.

The front room has a pleasing symmetry, with a fireplace with wood surround, matching dado rail, ceiling rose and cornicing, and a large arched bay window with leaded lights.

The kitchen/reception room is a lovely space, flooded with light from skylights, and decorated in a calming neutral palette of ivory and white, with a wood floor. In addition to a well-equipped L-shaped kitchen with Shaker-style cabinets, metro tile splashback, and an island with a breakfast bar, there's ample space for sofas and a large dining table. Full-height glazed doors open onto the west-facing garden which is designed for entertaining and low-maintenance, with paved terraces and an artificial turf lawn.

The first floor is home to three bedrooms, two of which are large doubles, whilst the top floor has a suite comprising a bedroom, shower room, and lots of bespoke storage. Either the large traditional front bedroom, with a beautiful bay window and fully fitted cupboards or the top floor suite could be used as the main bedroom,

largely depending on whether you prefer an ensuite bathroom, as on the top floor. There's a large family bathroom on the first floor with striking monochrome décor featuring black and white tiling, a bath and a walk-in shower, and there's also a WC on the ground floor.

WHAT ELSE?

- Public transport links have just had a massive upgrade because the nearest station, at Manor Park, is on the Elizabeth Line. You can now get to the City in just over half an hour, with a 17 minute walk to Manor Park station and a 16 minute train to Liverpool Street.

- The house is in the desirable Aldersbrook Estate Conservation Area, built from 1900 onwards on building plots auctioned off by the owners of Wanstead House and the surrounding farmland.

- The estate is surrounded by open space or parkland, including Wanstead Park to the north, Bush Wood to the west, and Wanstead Flats to the south. Wanstead Park is literally a couple of minutes' walk from your door.

- The 'outstanding' Aldersbrook primary school is just a five minute walk away, and it's seven or eight minutes to the local shops on Aldersbrook Road in the southeast



A WORD FROM THE EXPERT...

"Manor Park is a unique, eclectic area, packed with Victorian tree lined streets. There's a choice of great gastro pubs like TheForest Tavern and The Golden Fleece and to the north of the area, opens up to the green space of Wanstead Flats, a serene getaway leading away from the hustle and bustle of urban life up into Epping Forest. Wanstead Park itself, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history.

"The area also offers a vast array of transport links such as the Overground and Tube, and this has recently been vastly improved with the Elizabeth Line opening, offering swift transport across Central London and even out to Heathrow Airport.

JOSEPH EARNSHAW
E12 BRANCH MANAGER

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