



TOTAL FLOOR AREA: 1152sq.ft. (107.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with Housieo (2025).

Council: Redbridge | Council Tax Band: E | Floor Area: 1151.74 sq ft

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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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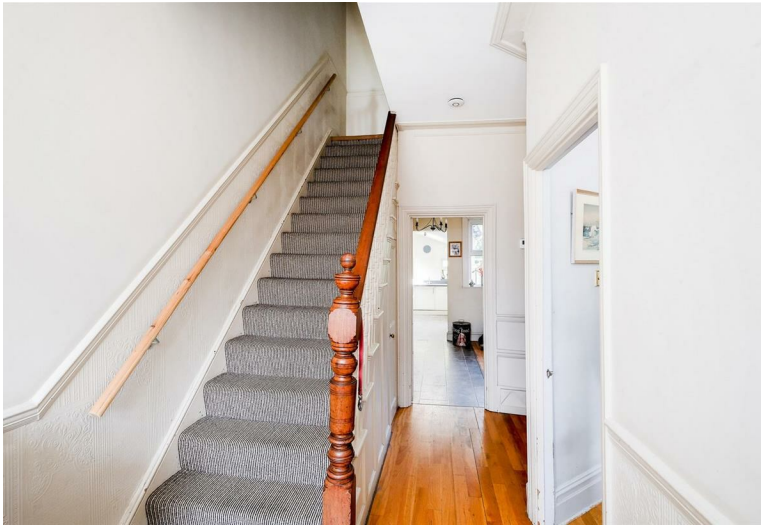
Herongate Road, Aldersbrook, E12 5EG
£950,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@churchill-estates.co.uk**



**** Aldersbrook location - Available to view immediately by appointment ****

Churchill Estates are delighted to present this charming, brick fronted Edwardian home, ideally situated in the highly sought-after Aldersbrook Conservation Area.

The ground floor of this attractive period property comprises a welcoming entrance hall, substantial front reception with an original fireplace and feature bay window allowing an abundance of natural light to compliment the room. To the rear of the property, you will find the open plan kitchen/dining room which is a perfect space for family entertainment and consists of ample base and wall units, two sky lights, an additional fireplace and access via patio doors to the extensive and well-tended garden.

The spacious first floor offers two large double bedrooms that both include fitted wardrobes, original fireplaces and the main boasting another bright bay window, a generously sized third bedroom and a family bathroom.

Additional benefits include a sizable cellar, high ceilings, double glazing throughout, a wealth of original features and excellent potential to extend (subject to the usual planning permissions).

Aldersbrook conservation area is a perfect location for a family home with all it has to offer and is within a few minutes' walk to the idyllic Wanstead Park, offering peaceful and stunning woodland along with tranquil lakes making it a perfect destination for a family day out.

This home is ideally positioned within the catchment area of the highly regarded Aldersbrook Primary school and the Elizabeth Line at Manor Park station is only a short walk from your doorstep (0.9 miles), providing fast and easily accessible commuting to Central London. Also within very close proximity are the open green spaces of Wanstead flats with its array of football pitches, Aldersbrook bowling club and Blake Hall Road tennis courts.

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

