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# Clavering Road, Aldersbrook

## Offers In Excess Of £950,000

Tenure : Freehold

Floor Area : 1566.00 sq ft

Local Authority : Redbridge

Council Tax Band : E

Bedrooms : 4

Receptions : 1

Bathrooms : 1



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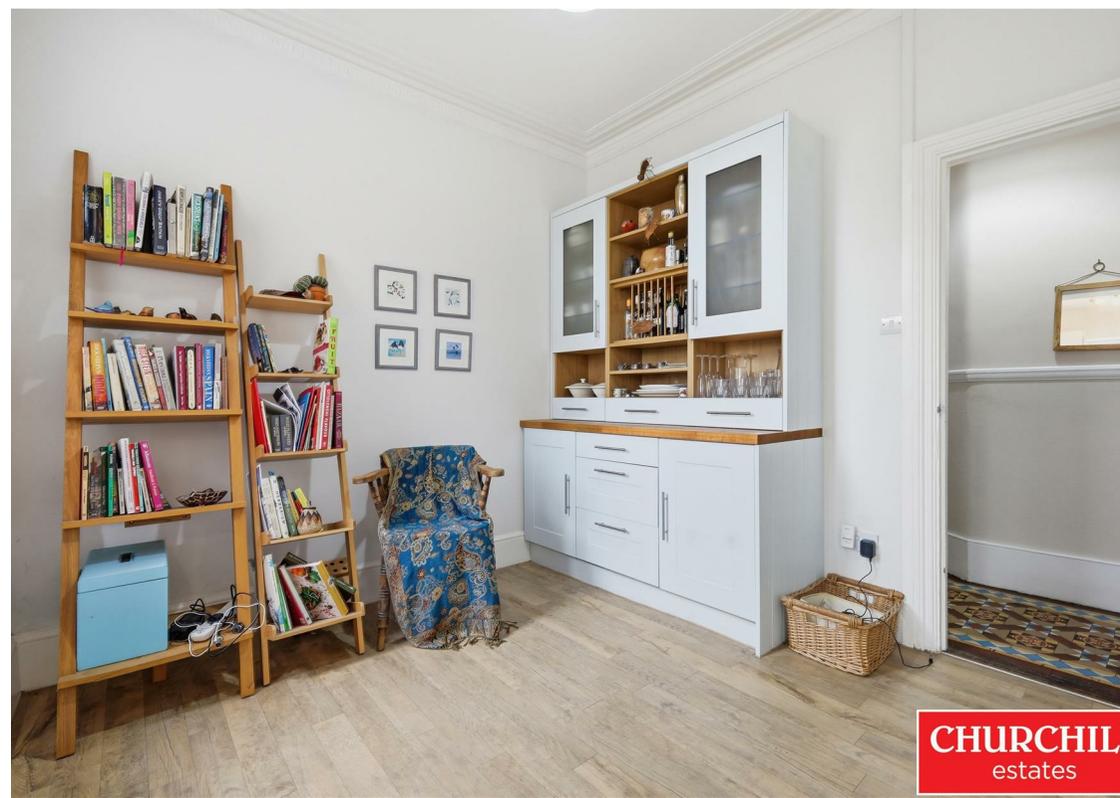


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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Churchill Estates are delighted to present this charming four double bedroom period property, enviably positioned within the highly desirable Aldersbrook Conservation Area.

Beautifully maintained by the current owner this impressive family home offers generously proportioned living accommodation arranged over two floors, seamlessly blending elegant original features with stylish contemporary touches.

Upon entering you are welcomed by a striking entrance hall that sets the tone for the home's sense of space and character. To the front is a bright and inviting reception room with a charming original fireplace, perfect for relaxing or entertaining. Interconnecting doors lead through to an exceptional open plan kitchen, dining and living space, thoughtfully designed to create a superb heart of the home. The contemporary kitchen is well appointed with an extensive range of fitted units and work surfaces, integrated appliances and a five ring induction hob. Large windows and doors flood the space with natural light and provide direct access to the beautifully maintained rear garden.

The mature and well established garden extends to approximately 80ft, offering a peaceful outdoor retreat with ample space for entertaining, family living and gardening while also benefiting from the practical advantage of rear access.

The first floor comprises four well proportioned bedrooms, including two generous double bedrooms featuring charming original fireplaces and built-in storage cupboards. Two additional bedrooms provide excellent flexibility for family living, guest accommodation or home working. A well appointed four piece family bathroom completes the upper floor.

Further benefits include a spacious cellar providing valuable additional storage, double-glazed sash windows throughout and gas central heating.

Perfectly positioned for families the property falls within the catchment of the highly regarded Aldersbrook Primary School and is just a short stroll from the scenic green spaces of Wanstead Park and Wanstead Flats, offering beautiful surroundings. For commuters Manor Park Station (approximately 0.9 miles) provides convenient access to the Elizabeth Line.

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



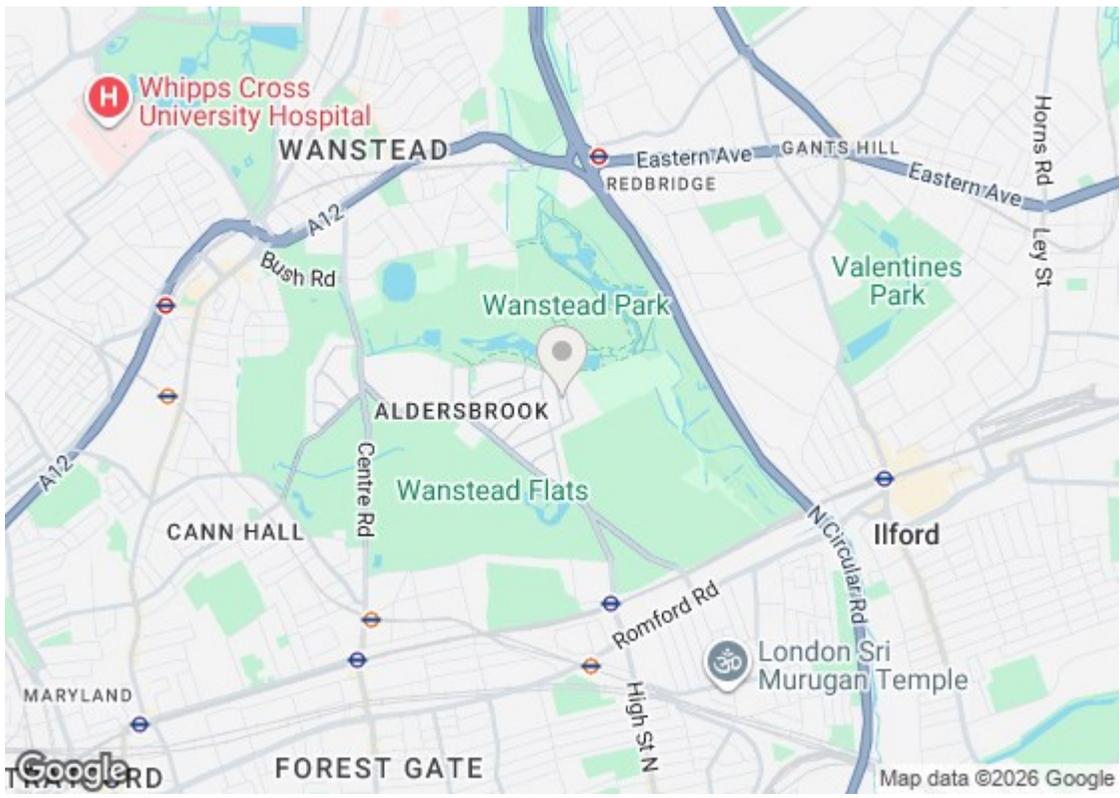
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- Four double bedroom terraced family home
- Positioned within the highly sought-after Aldersbrook Conservation Area
- Bright and inviting front reception room, perfect for relaxing or entertaining
- Contemporary kitchen / dining area
- Original features including high ceilings & charming fireplace's
- Potential to extend (subject to planning permission)
- Mature and well-established rear garden measuring approx 80ft
- Sizeable cellar for additional storage
- Within catchment of the highly sought after Aldersbrook Primary School
- Close proximity to Manor Park Station (0.9 miles)

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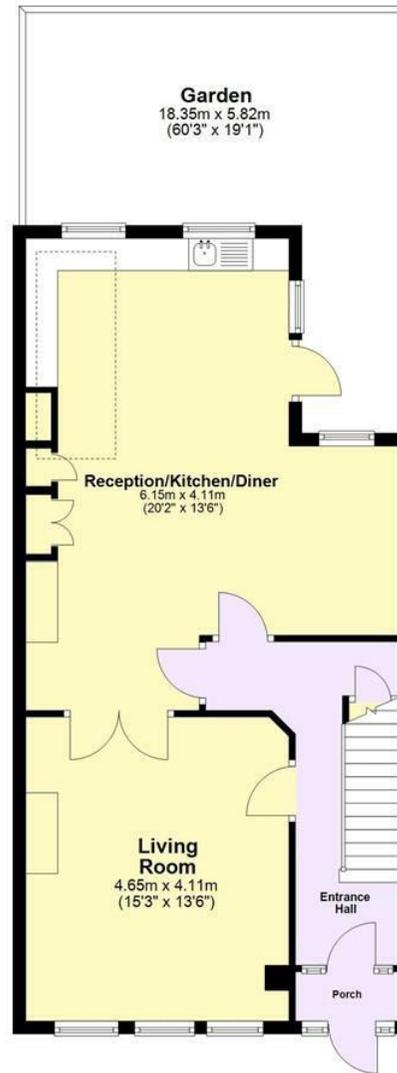


### Ground Floor

Approx. 65.0 sq. metres (700.0 sq. feet)  
(excluding Garden)

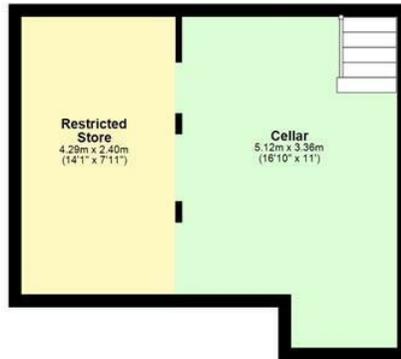


**Garden**  
18.35m x 5.82m  
(60'3" x 19'1")



### Basement

Approx. 26.5 sq. metres (285.4 sq. feet)



### First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



Total area: approx. 145.5 sq. metres (1566.2 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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