



CHURCHILL
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Clavering Road, Aldersbrook

£850,000

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Tenure : Freehold

Floor Area : 1082.00 sq ft

Local Authority : Redbridge

Council Tax Band : E



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Churchill Estates are pleased to introduce this attractive three bedroom period home ideally situated in the sought-after Aldersbrook Conservation Area. Presented in excellent condition the property combines traditional character with a range of recent improvements providing spacious and versatile accommodation suited to modern family living.

The welcoming entrance hall opens into a generous front reception room where a large bay window allows plenty of daylight to flood the space. To the rear, the second reception room offers considerable flexibility and could comfortably serve as a dining room, family room or additional living area.

The recently installed kitchen has been finished in a contemporary style and includes a good selection of wall and base units, generous preparation surfaces and integrated appliances. A new boiler has also been installed providing dependable and efficient heating. A convenient downstairs WC completes the ground floor.

The rear garden is a notable feature of the property. An initial paved terrace creates an ideal area for al fresco dining, while beyond this is a substantial lawn enclosed by established trees. The garden offers a pleasant degree of privacy and provides plenty of room for children to play, keen gardeners to enjoy or owners simply to unwind outdoors.

Upstairs, there are two well sized double bedrooms together with a third single bedroom. The smaller room would make an ideal nursery, child's bedroom, study or home office. A newly fitted family bathroom completes the first floor featuring a modern three piece suite and contemporary fittings.

Throughout the house the accommodation has been freshly decorated and benefits from new carpets and flooring giving the interiors a clean and modern finish. Additional features include certified electrical installations, double glazing, gas central heating, off-street parking and a useful cellar offering valuable storage space.

Clavering Road forms part of the popular Aldersbrook Estate an area particularly appreciated for its leafy, residential character, community feel and access to a range of green spaces.

Families will benefit from the property's location within the catchment area for Aldersbrook Primary School which is approximately 0.5 miles away. Wanstead Park, Wanstead Flats and Epping Forest are also close by providing extensive opportunities for walking, cycling, outdoor activities and recreation.

Manor Park Station is around 0.9 miles from the property offering convenient connections on the Elizabeth Line for those travelling into London. A selection of nearby

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







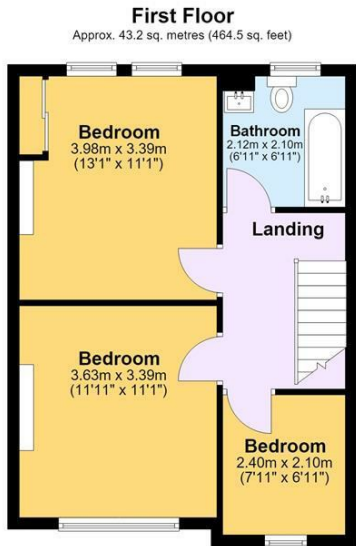
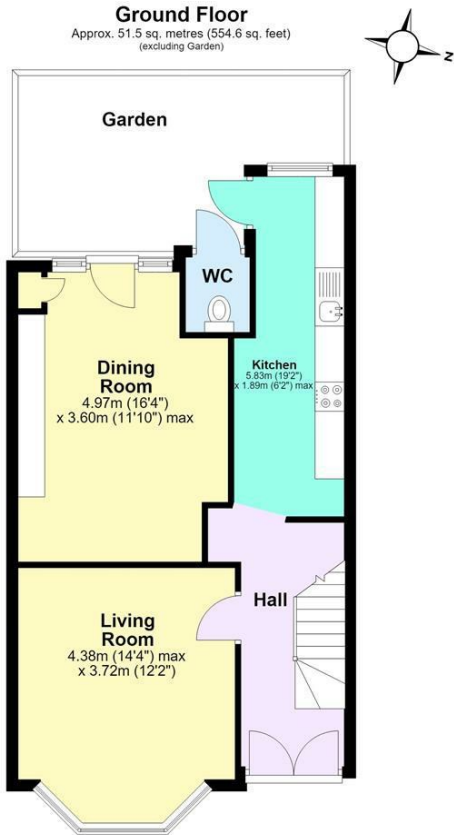
- Attractive three bedroom period home set in the desirable Aldersbrook Conservation Area
- Generously proportioned interior with two separate reception areas
- Large secluded rear garden comprising a paved terrace, sizeable lawn and established mature trees
- Further features include private off-road parking, gas central heating, double glazing and a useful cellar
- Close to the extensive green spaces of Wanstead Park, Wanstead Flats and Epping Forest
- Being sold with no onward chain
- Recently upgraded kitchen featuring contemporary cabinetry, ample storage and useful work surfaces
- Two comfortable double bedrooms alongside a versatile third bedroom
- Around half a mile from Aldersbrook Primary School, offering convenient access for families
- Manor Park Station is approximately 0.9 miles away

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

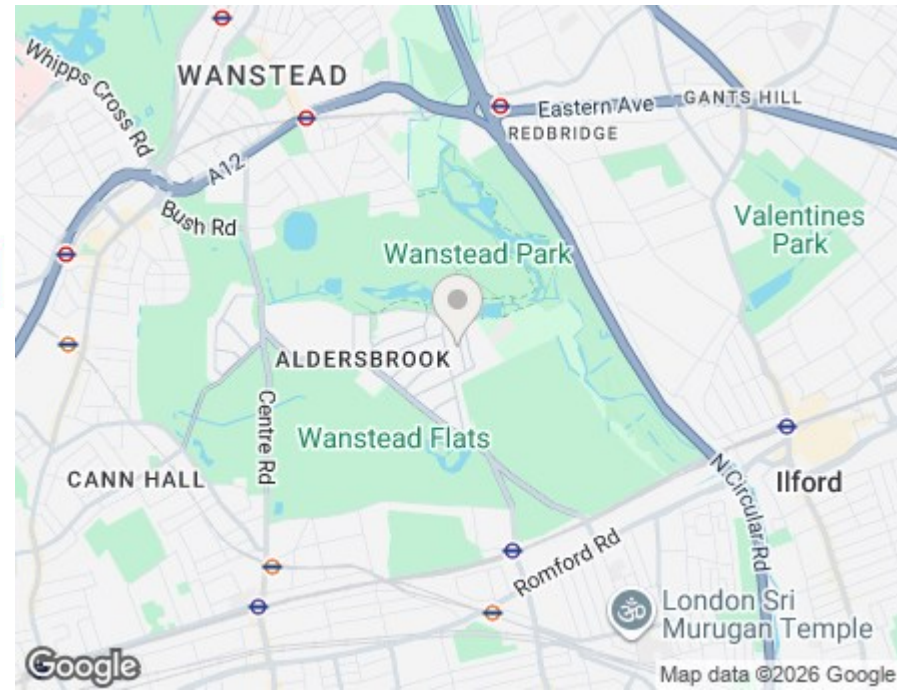


Total area: approx. 94.7 sq. metres (1019.1 sq. feet)

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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To view call **020 8989 0011**