



St Margaret's Road, Aldersbrook, London E12
Offers in Excess of £1,175,000 (Subject to Contract)

> 4 Bedrooms > 2 Bathrooms

TAVISTOCKBOW
RESIDENTIAL





- › Large Edwardian home
- › Prime position within Aldersbrook Estate
- › Four double bedrooms
- › Double reception room
- › Two bathrooms
- › Downstairs WC
- › High ceilings
- › Original period features
- › South East facing mature garden
- › Close to Aldersbrook Primary School

This stunning four bedroom Edwardian house is located within the heart of leafy Aldersbrook Estate, Wanstead E12.

This home is a short stroll away from the expansive green spaces of Wanstead flats and idyllic Wanstead Park, home to Aldersbrook Riding School, The Tea Hut, Chalet wood, extensive walking trails and beautiful lakes. Aldersbrook Primary School (Ofsted rated

outstanding) is in close proximity as is Manor Park station whereby the West End can be reached in approximately 22 minutes via the Elizabeth Line.

This double bay fronted home is framed by an established Wisteria that explodes with colour twice a year. The large entrance hall creates a fantastic sense of arrival with its high ceilings, panelled walls, and period ceiling details. There is a very spacious double reception

room which retains the original grand fireplaces, wooden floors and large windows. There are French doors which need onto a pretty courtyard area.

The kitchen is well equipped and benefits from a good sized breakfast bar and separate utility space, and downstairs guest WC. This area leads to an open plan dining area which runs through to the fabulous south/east garden measuring 67 ft in length. There is a paved





outside seating area which is perfect for alfresco dining and entertainment. The well proportioned lawned area is flanked by flower borders containing established shrubs, fruit trees and year round colour. Privacy is ensured by a beautiful old oak tree which is found at the bottom of the garden.

The first floor plays host to 3 double bedrooms. The larger than average principle bedroom is filled with light and overlooks the pretty treelined street. There is ample built in storage either side of a magnificent fire place. There are two further double bedrooms that face over the garden and have use of a family bathroom.

Stairs lead up to a secluded fourth bedroom. This has a large picture window facing onto the garden and surrounding area. Velux windows create a light and airy space. There is a smart ensuite shower room with WC.

WHAT WE LOVE

- Excellent central Aldersbrook location
- Four double bedrooms
- Period features
- High ceilings
- large south east facing garden.

WHAT YOU NEED TO KNOW

- EPC rating C
- Edwardian family home
- Close to Wanstead Park
- Elizabeth Line
- Within Catchment of Aldersbrook Primary School.



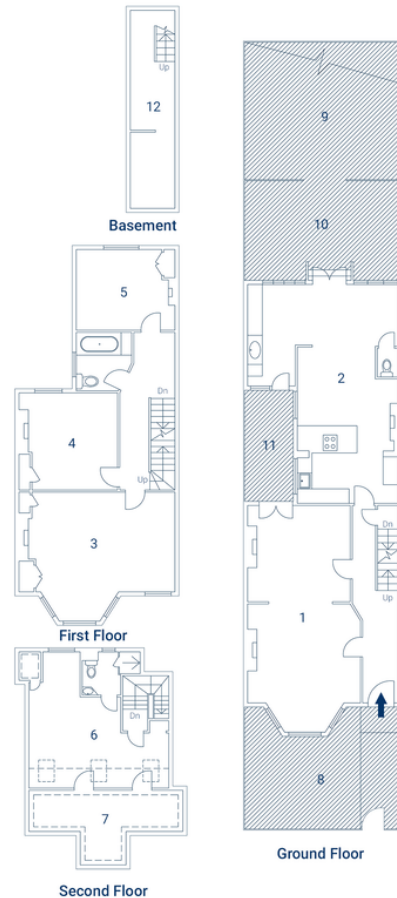
Floorplan

Margaret's Road, E12

Approximate Gross Internal Area 185 sq m / 1991 sq ft
(Excluding Basement and Eaves Storage)

Excluding External Patio & Gardens & Courtyard of 166 sq m / 1786 sq ft

1 Living 3.98 x 8.00M 13'0" x 26'2"	2 Utility / Kitchen / Dining 7.18 x 5.48M 23'5" x 17'9"	3 Bedroom 5.45 x 4.40M 17'8" x 14'4"	4 Bedroom 3.65 x 3.53M 11'9" x 11'5"	5 Bedroom 3.48 x 3.00M 11'4" x 9'8"	6 Bedroom 4.89 x 4.90M 16'1" x 16'0"	7 Eaves Storage 5.47 x 2.70M 17'9" x 8'8"
8 Garden 5.56 x 4.37M 18'2" x 14'3"	9 Garden 5.56 x 20.63M 18'2" x 67'6"	10 Patio 5.56 x 3.62M 18'2" x 11'8"	11 Courtyard 1.62 x 4.75M 5'3" x 15'5"	12 Basement 1.60 x 7.20M 5'2" x 23'6"		



Floorplan produced for Tavistock Bow. Illustration for identification purposes


EPC





About Us

Tavistock Bow is an independent residential agency based in Covent Garden. We are niche, boutique, creative, knowledgeable, professional and approachable. We love what we do and that's why we do it.

Contact Us

- a.** 21 New Row, Covent Garden, WC2N 4LE
 - t.** 020 7477 2177
 - e.** hello@tavistockbow.com
 - w.** tavistockbow.com
-  /tavistockbow

 /tavistockbow

 @tavistockbow

