

For memories made
and memories to come.

Dover Road, Aldersbrook E12

- ◆ Chain free
- ◆ Five-bedroom Edwardian house
- ◆ 81-foot garden with side access
- ◆ Dropped kerb driveway for two cars & EV point
- ◆ Two reception rooms, two bathrooms
- ◆ Period features
- ◆ Cellar and large storage loft
- ◆ Immaculate décor and Farrow & Ball paintwork
- ◆ Catchment area for 'outstanding' primary school
- ◆ Stone's throw to Wanstead Flats
- ◆ Nearby Underground & Overground

Elegant and spacious, this five-bedroom semi-detached Edwardian house in a sought-after conservation area is surrounded by beautiful green spaces and is surrounded by the beautiful green spaces of Wanstead Park and Wanstead Flats and on the doorstep of all the local amenities of Wanstead high street whilst being just a 5 minute bus ride to the (air conditioned!) Elizabeth line at Manor Park.

Lovingly renovated and restored from top to bottom, there's something to delight in every single room. Period features include working

original cast iron fireplaces with marble surrounds, fabulous 10-foot-high coved ceilings and an extremely wide entrance hall. Sympathetic modern updates include bespoke cabinetry and designer lighting.

Over the last few years, the current owners have completely refurbished the property: from new bathrooms and a full rewire to renovating all the internal doors and addition of new brass furniture, fitting of column-style and cast iron radiators by Foundry, and laying of floor tiling, parquet wood flooring and new carpets. Farrow & Ball shades have been used throughout, curated by a professional colour consultant for a cohesive feel and flow.

The house greets you with a handsome brick and white-painted render frontage, with stained glass detailing to the windows and bay. The paved driveway is suitable for

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private off-road parking for up to two cars, with a dropped kerb allowing additional on-street parking directly in front of the house. There is an EV charging point alongside a secure side-access gate. Stone steps lead up to the covered porch, where the original Edwardian front door has been painted Farrow & Ball Inchyra Blue. The door is framed by a window and transom featuring yet more stained glass and is sheltered by the original front porch canopy.

STEP INSIDE

Grand yet welcoming, the 2.5 metre wide hallway gives a taste of what's to come. The high coved ceiling is painted white, while the walls below the dado rail are De Nimes blue by Farrow & Ball—which helps to highlight the impressive monochrome patterned Victorian floor tiles. You'll also find peg rails for coats, a cast iron floor-standing radiator, and a pair of pendants.

Take the door to your left and enter the living room—one of two receptions on this floor—where a warm-toned engineered oak herringbone flooring runs underfoot. Walls in dramatic Inchyra Blue by Farrow & Ball rise to an amazing coved ceiling with a rose and pendant—all lit by a tall bay window fitted with tier-on-tier louvred shutters. An original working cast iron fireplace with wonderful veined marble surround and traditional tiled hearth create a showstopping focal point for the room. There's an additional black floor-standing cast iron radiator in the bay complete with brass fittings.

You'll find the same herringbone flooring in the second reception, to the rear of the house, where there's also another working fireplace with detailed original tiling and a handsome marble surround and hearth. The coved ceiling features a rose and pendant light. The lower walls are painted in Borough Market 38 by Mylands—a moody dark green named after the famous market's iconic iron building. Tall bay windows with stained glass panels frame a glazed door to the garden. There's also a pair of radiators and bespoke cabinetry and shelving to one alcove.

Returning to the hallway, a door leads down to the large storage cellar with three separate rooms including one dedicated to the workings of the house (electric switch board, boiler (with smart 'Hive' thermostat), hot water cylinder etc). This space is ripe for conversion into a home theatre, gym or snug. Next you arrive at the dining kitchen. Echoing the inky tones used elsewhere, the shaker-style cabinets (with brass cup handles) have been painted Hague Blue by Farrow & Ball. These are paired with a beautiful veined marble worktop, splashback and upstand. White walls (Wevet by Farrow & Ball) keep the feeling bright and airy, while the ceiling features coving, an intricate corbel and a rose with pendant fitting.

A pair of large side-facing windows with reeded glass flood the room with light, and the wide sliding doors in the dining area open to the garden. There's a double butler-style sink with traditional tap, while integrated appliances include a Siemens dishwasher and fridge-freezer, a separate under-counter drinks fridge, and a black five-ring Rangemaster oven with concealed overhead extractor. Other details include a two-seater peninsula

breakfast bar, chrome sockets (some with USB ports) and a pair of opal wall lights.

Take the staircase—with its neutral carpet runner, white spindles and tactile polished wood banister—to the first floor. With original sanded floorboards and white walls, the landing is almost a room in itself. It features a brass candelabra-style chandelier, bespoke storage under the stairs, and a large utility cupboard with made-to-measure storage and Miele washing machine.

The original floorboards continue in the primary bedroom, to the front of the house. With white walls and a high coved ceiling, it's lit by a large bay window with stained glass detailing, fitted with full-height tier-on-tier louvred shutters with integrated blackout blinds. Along with a new white column-style radiator, there's also a cast iron original feature fireplace with a bottle green tiled hearth.

“Tall bay windows with stained glass panels frame a glazed door to the garden.”

“The family bathroom is a space to unwind and relax.”

The adjacent second double bedroom is lit by a similarly detailed front-facing window with café-style louvred shutters and a radiator beneath. The walls are Pink Ground by Farrow & Ball. A new soft grey carpet runs underfoot.

You'll find two further double bedrooms to the rear, both enjoying leafy views of the garden. Painted in Farrow & Ball's Cromarty, the larger room features a reinstated cast iron fireplace with Fired Earth-tiled hearth alongside bespoke joinery including a desk and shelves, large 3 door wardrobe with integrated lights and a bespoke Roman blind in neutral ticking stripe fabric to the casement window, with a column-style radiator beneath.

The fourth bedroom is currently set out as a nursery, and the pale-toned original floorboards are paired with walls painted in Farrow & Ball's Breakfast Room Green. Tier-on-tier louvred shutters with integrated blinds shield the window, which has a new column-style radiator underneath.

A fantastic bank of full-height bespoke wardrobes and drawers with knurled brass handles provide plenty of storage. To the ceiling, a small three-tiered crystal and brass chandelier adds a playful touch. A hatch in this room provides access to a large storage loft, which has been fully boarded and is fitted with lights, electrical sockets and a pull-down step ladder.

With both a freestanding roll-top bath by the Cast Iron Bath Company custom spray painted in Farrow & Ball Railings, and a walk-in rainfall shower (with a Roman Limited pivoting glass door), the family bathroom is a space to unwind and relax. There's a Neptune double vanity unit with Cast Iron Bath Company taps, as well as a traditional-style close-coupled loo. Lit by two windows with bespoke marble sills and tier-on-tier shutters, the walls are white, while flat white Johnson metro tiles line the shower. Underfoot, limestone-look tiles by Claybrook Studio are warmed by underfloor heating, and there's also a black cast iron floor-standing radiator and a pair of black barn-style wall lights. All the bathroom fittings are brushed nickel complementing the timeless quality materials used throughout the house.

Return to the landing and take the staircase to the second, loft floor.

The dual-aspect fifth double bedroom (currently used as the primary) features a new neutral carpet and is bathed in light from both a pair of Velux windows and a window with a column-style radiator beneath. Colour-drenched in Blue Grey by Farrow & Ball, shaker-style panelling (with integrated Pooky antique brass reading lights and additional brass sockets) creates a soho house cabin vibe. This is echoed by a bank of bespoke integrated wardrobes. You'll also find access to handy eaves storage, and a discreet Samsung air conditioning unit—perfect for the summertime.

The wardrobes lead round to a luxurious walk-in dressing area with additional wardrobes and a third Velux window.

To the rear, the ensuite bathroom is a fun, contemporary space. It has Semaphore Enterprise graphic floor tiles by Claybrook Studio, blush pink walls, and white square Johnson tiles to the walls that are laid with contrasting charcoal grout. Lit by a window with bespoke marble sill and louvred shutters, there's a walk-in shower

with a black-framed sliding door, a wall-hung Claybrook Spitalfields sink with chrome taps, an opal glass double-arm wall light by Spark & Ball, and a white column-style radiator.

OUTDOORS

The sun moves across the fantastic, 81-foot-long garden throughout the day. Surrounded by timber fencing, a paved sunny patio segues to a long lawn, where holly and trees provide the perfect spot for a hammock. There is existing planning permission in place to remove one or both trees if desired.

To the rear, you'll find a second seating area with stone chippings, ideal for barbecues, and a large rendered storage shed. Mature plantings include laurel, Aucuba, walnut, lilac, Alstroemeria, Scabious, spiraea, roses and foxgloves.

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Front reception room





Front reception room



Front reception room





Entrance hall





Dining kitchen





Dining kitchen





Rear reception room





First floor landing





Second bedroom





Bathroom



Third bedroom





Fifth bedroom





Fourth bedroom





Primary bedroom



Primary bedroom / walk-in wardrobe





En-suite



Garden



Garden



Front of house



Dover Road, Aldersbrook E12

APPROXIMATE FLOOR AREAS

Cellar
217 SQ. FT (20.19 SQ. M)

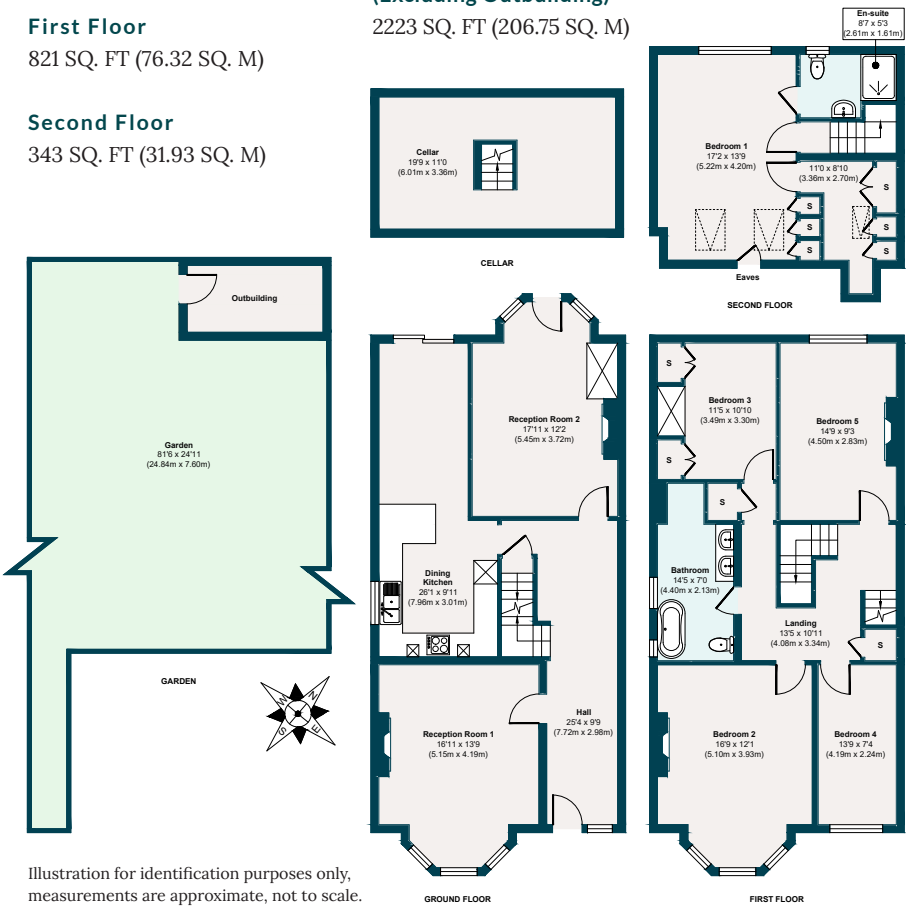
Ground Floor
842 SQ. FT (78.31 SQ. M)

First Floor
821 SQ. FT (76.32 SQ. M)

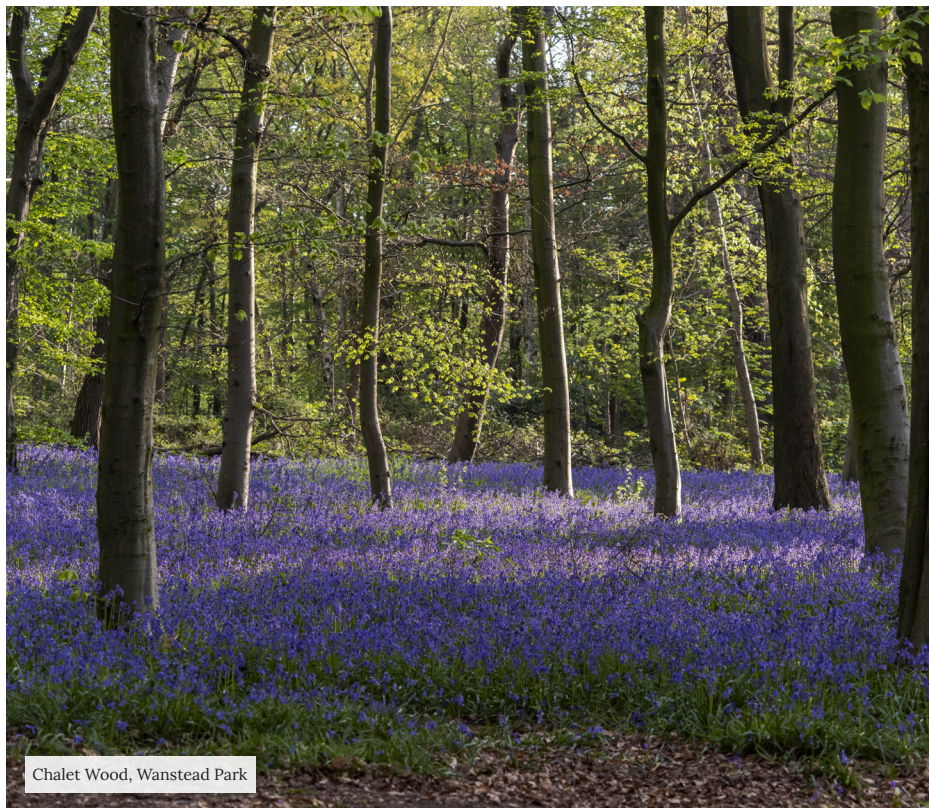
Second Floor
343 SQ. FT (31.93 SQ. M)

**Gross Internal Floor Area
(Excluding Cellar & Outbuilding)**
2006 SQ. FT (186.56 SQ. M)

**Gross Internal Floor Area
(Excluding Outbuilding)**
2223 SQ. FT (206.75 SQ. M)



The neighbourhood



Chalet Wood, Wanstead Park

GETTING AROUND

Manor Park Underground station (Elizabeth Line) is 5 mins on the bus, there are two very regular bus routes that take you there from the end of Dover Road (or just over 20 minutes on foot or a 4 minute drive). From here, it's just

a short 14-minute journey to Liverpool Street and three stops from Stratford's major interchange with the DLR, Central and Jubilee lines—and the shopping, cinema and food at Westfield and East Village. Various local bus stops also run regular services to Wanstead (7 minute

drive or a lovely ~20 minute walk through Wanstead Park) and Leytonstone (8 minute drive) where you can pick up the Central line. Wanstead Park Overground (Suffragette line) is just 25 minutes' walk across Wanstead Flats, too.

IN THE NEIGHBOURHOOD

Dover Road is part of the Aldersbrook Conservation Area and is surrounded by the wonderful green expanses of Wanstead Park and Wanstead Flats—a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood (12 minutes on foot) also provides a beautiful carpet of bluebells every spring.

Fancy getting even closer to nature? The friendly Aldersbrook Riding School is just a 14-minute walk around the corner, offering sessions and classes for all ages and abilities.

You're also spoilt for choice when it comes to shops and amenities, being close to Wanstead, Leytonstone, and Forest Gate. The current sellers particularly recommend Bobo & Wild and Gails for coffee and breakfasts, Provender

and Joyau for the evenings, the new George and Dragon pub, and for family friendly Italian fare, the restaurants Piccolo and Luppolo. Other local sellers also recommend The Golden Fleece (8 minutes' walk) and the Leytonstone Tavern for drinks and good pub grub.

Other local favourites include the Rookwood Village pub with its stylish interior, deck and electronic darts; the Ginger Pig butchers on Clock House Parade; Wanstead's farmer's market (the first Sunday of every month); the weekly local farmer's market at Buxton School, beside Cann Hall Park (with its coffee shop, play areas and skatepark); and the artisanal food and drink scene on Winchelsea Road, including The Wanstead Tap, Ramble Café, and Wild Goose Bakery for fabulous custard tarts.

SCHOOLS

Aldersbrook Primary School (rated 'Outstanding' by Ofsted), is on the next street—just 5 minutes' walk. You'll also find Wanstead High School (rated 'Good') approximately 20 minutes' walk away. There are also several 'Outstanding' nurseries nearby.

A note from the owners

“We have loved this very special house, with its amazing period features and proportions— visitors have named it ‘the house with the hallway!’ and we’ve had so many happy times here. We’ve immaculately renovated the house with care and attention as a forever home. With each decision we’ve been careful to preserve and enhance the period charm of the house and we have sought the best materials and craftsmanship along the way. It’s been brilliant for our growing family and for having friends and family over, and you can’t beat the Aldersbrook community.”



Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

MORTGAGES

Contact: Lee Cawley
Title: Founder
Company: Victoria Park Mortgages
Phone: 020 3441 3084
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SOLICITORS

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Company: JE Baring & Co Solicitors
Phone: 020 7242 8966
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SURVEYORS

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