



## Harpenden Road, Aldersbrook

Offers In Excess Of £1,000,000 Freehold

- Chain free
- Four bedrooms
- Potential to extend STPP
- Two outbuildings
- Aldersbrook Estate
- Semi-detached
- Original features
- Kitchen/Diner

# Harpenden Road, Aldersbrook

**\*SOLD BY PETTY SON & PRESTWICH\*** Nestled in the charming Aldersbrook Conservation Area, this delightful four bedroom home offers the perfect blend of modern comfort and classic elegance.



Council Tax Band: E



Conveniently located near the highly acclaimed Aldersbrook Primary School (Ofsted rated Outstanding), it's just a short stroll to the beautiful Wanstead Park, where you can enjoy serene walks through lush woodlands and around the tranquil ornamental lakes of the historic Wanstead House. In the opposite direction, Aldersbrook Road offers excellent bus links, and the expansive Wanstead Flats provide ample green space to enjoy throughout the year.

The moment you approach this property, you're greeted by its stunning Edwardian façade, complemented by an original tiled pathway and a welcoming porch—perfectly capturing the timeless charm of the home. Upon entering, the entrance hallway immediately sets the tone with its period features, including ceiling coving and dado rails that nod to the home's heritage. The spacious sitting room is bathed in natural light from a large bay window, creating a bright and airy atmosphere. A beautiful feature fireplace adds to the charm of this room. The second reception room offers flexibility, making it an ideal space for formal dining or a playroom, with direct access to the expansive conservatory that overlooks the stunning rear garden. The kitchen is spacious and bright, featuring a range of sleek cream cabinetry, contrasting work surfaces, and integrated appliances, including ovens, a hob, and a dishwasher. A breakfast bar offers space for casual dining, while the second reception room provides plenty of room for larger gatherings. A conveniently located downstairs WC and shower lead off the kitchen. The larger conservatory offers additional space and, with the potential for planning permission, could be extended to create an open-plan living area that suits your lifestyle. Upstairs, you'll find four well-proportioned bedrooms, including a generous principal bedroom with a large bay window and fitted wardrobes. The family bathroom is also located on this floor. There is also scope to extend into the loft (subject to planning), allowing you to create an extra bedroom if desired—just as others have done along the road. The loft is currently boarded and carpeted with lighting, ideal for that extra storage. The rear garden, extending over 90ft, is a true standout. Starting with a patio area, the garden transitions to a lush lawn, offering a perfect setting for outdoor relaxation and entertaining. At the rear of the garden, a large outbuilding with electrics, split into two sections, provides useful additional storage. In terms of transport, the property is

well-served with bus routes nearby and excellent connections to the London Underground. The Manor Park Elizabeth Line station is just 1.1 miles away, while Wanstead Central Line Station is a short 1.4-mile distance.

This home offers the perfect combination of character, convenience, and potential—making it a wonderful opportunity for anyone seeking a property with both charm and room to grow.

EPC Rating: TBC

Council Tax Band: E

Additional fees – In order to carry out anti-money laundering checks, upon a sale being agreed a £5 fee (per buyer) will be applied.

Reception Room

16'0" x 12'5"

Reception Room

13'5" x 11'1"

Dining Room/Kitchen

23'1" x 6'11"

Conservatory

19'5" x 11'5"

Bedroom

16'0" x 11'10"

Bedroom

13'6" x 11'1"

Bedroom

8'5" x 7'1"

Bedroom

10'2" x 6'3"

Outbuilding 1

14'2" x 9'10"

Outbuilding 2

14'2" x 9'10"

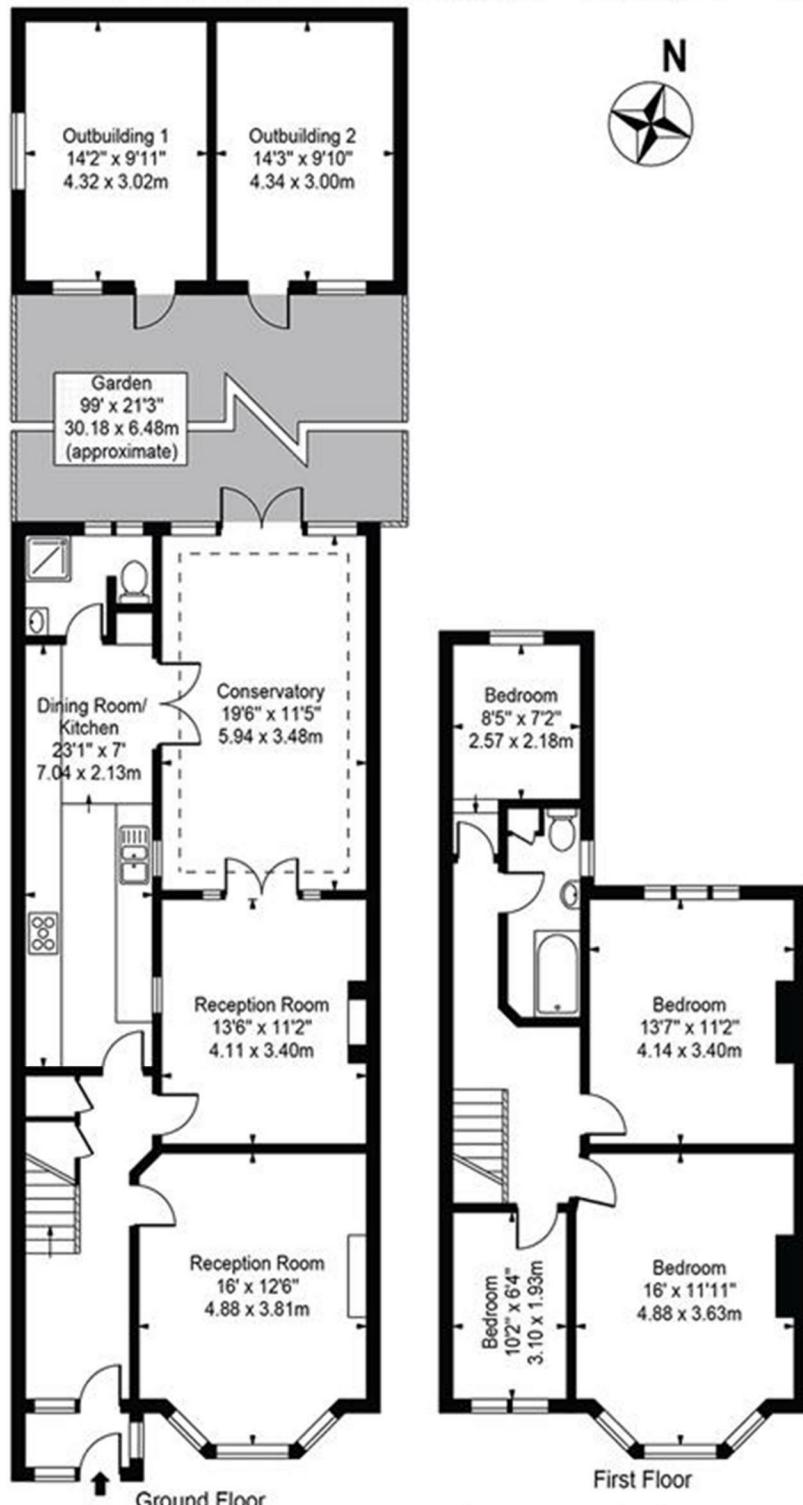
# Harpenden Road

Approx. Gross Internal Area 1561 Sq Ft - 145.02 Sq M

(Excluding Outbuildings Area)

Approx. Gross Internal Area Of Outbuilding 1 140 Sq Ft - 13.05 Sq M

Approx. Gross Internal Area Of Outbuilding 2 140 Sq Ft - 13.02 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.