



## Ingatstone Road, Aldersbrook

£1,200,000 Freehold

- Four bedroom Edwardian house
- Stunning presentation throughout
- Period features
- Bespoke ground floor extension
- Large landscaped rear garden
- Popular Aldersbrook estate location
- Two reception rooms
- Ground floor toilet and handy cellar
- Plenty of storage space

*This exquisite Edwardian home, set in the heart of the Aldersbrook Conservation Area, blends timeless period elegance with beautifully executed modern design.*

Situated on the characterful Ingatestone Road, it enjoys an enviable position just moments from Aldersbrook Primary School (Ofsted: Outstanding) and the wide-open green spaces of Wanstead Flats, with their sweeping views towards Canary Wharf.

From the moment you arrive, the house radiates classic Edwardian charm. The handsome double bay, ornate awning, attractive brick and shingle front garden, and sash windows set the tone, while the original front door, rich with detail, provides a striking welcome.

Inside, the ground floor is bright, fresh, and thoughtfully updated, with subtle nods to the home's heritage throughout. The hallway, dressed in crisp white walls, features elegant blue patterned tiles that echo the property's Edwardian roots. From here, you step into a serene front lounge, where lower wall panelling, picture rails, and exposed floorboards create warmth and character. Plantation shutters frame the beautiful bay window, whilst the original ornate fireplace, complete with a contemporary grey surround and mirror, anchors the room.

The rear reception has a more modern aesthetic, grounded by light wooden parquet flooring that flows through the space. Another feature fireplace brings a sense of continuity, whilst the original patio doors invite views across the landscaped garden.

The showpiece of the home is the fabulous kitchen/diner. Sleek and modern in soft grey tones, it offers ample storage, high-quality integrated appliances, and effortless style. The kitchen opens into a stunning rear extension, where full-height bifolding doors on both sides blur the boundary between indoors and out. Whether dining, hosting, or simply relaxing, this space bathes you in natural light and connects you beautifully with the garden. A useful cellar and a ground-floor WC complete the level.

Upstairs on the first floor are three beautifully presented bedrooms, each featuring original fireplaces and plantation shutters. Two of the rooms include fitted wardrobes, whilst the modern family bathroom is finished in warm grey tiles, with clever built-in storage and a striking band of green mosaic tiles adding a playful accent.

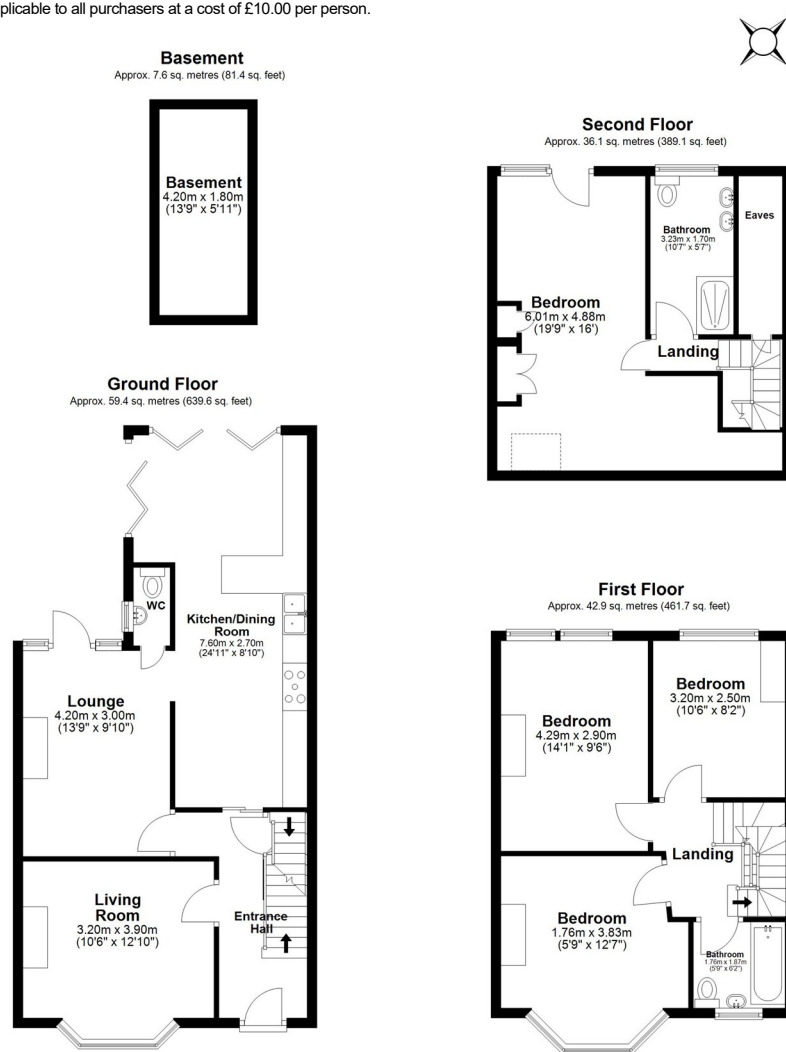
The loft has been transformed into a superb principal suite. Bathed in light and featuring a Juliet balcony, the space includes extensive fitted wardrobes and a luxurious en suite shower room, complete with twin sinks and a chic herringbone-tiled splashback.

The rear garden mirrors the home's blend of contemporary refinement and traditional charm. Cleverly landscaped into three distinct yet harmonious sections, it begins with high-quality tiered decking that leads onto a neat lawn, flowing down to a generous patio area framed by mature shrubs. Beyond this lies a third, more open lawned space with a shed and established trees — a peaceful, private retreat that feels cohesive and beautifully designed.

EPC Rating: C73

Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.



Total area: approx. 146.0 sq. metres (1571.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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