

## HARPENDEN ROAD, ALDERSBROOK

Offers In Excess Of £975,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Two Bathrooms
- Double Bay Fronted
- Original Features
- Extended Kitchen Diner
- Garden Studio
- Private South Facing Garden
- Cellar
- Stones Throw To Wanstead Park
- Close To Manor Park Station

Just moments from Wanstead Park in the much sought-after Aldersbrook area, this double bay-fronted three-bedroom, two-bathroom home is full of charm and character — with period features, modern upgrades, and a south-facing garden complete with a versatile studio.

It all spans over 1300 sq ft and includes a cellar, extended kitchen/diner, and three reception areas, offering generous living space. Storage is plentiful throughout, and you're just a mile from Manor Park station, where the Elizabeth Line gets you into central London in under 20 minutes. The area also boasts a selection of well-regarded schools, making it ideal for families.

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## IF YOU LIVED HERE...

You'll be welcomed into a bright entrance hallway that hints at the home's original charm. To your right is a large bay-fronted reception room, perfect as a cosy retreat. Beyond, a second reception offers even more flexible living space – ideal as a formal dining room or playroom.

The real heart of the home is the full-width rear extension, where the contemporary kitchen/diner is bathed in natural light thanks to bi-fold doors opening onto the south-facing garden. With sleek worktops, smart units and high spec appliances like the double oven, it's an ideal everyday hub – and you'll love the extra touches such as the vertical column radiator and lounge area at the rear. The garden itself is lush and private, and the large studio at the end makes a perfect workshop, gym, or office.

Upstairs, you'll find three spacious and beautifully finished bedrooms, including a large bay-fronted master with built-in storage. Two contemporary bathrooms – one on each level – add extra comfort and practicality. There's excellent storage throughout the house, including a useful cellar

As for what's beyond your front door, the Aldersbrook neighbourhood is renowned for its rare blend of rural charm and proximity to central London. You've got Aldersbrook Riding School in one direction and the Bowls Club in the other.

To the north lies Wanstead Park, a much-loved community space and historic landmark, while to the south, you'll find the Wanstead Flats – the southernmost tip of Epping Forest. Cleared of trees centuries ago, it's now a vast, open space perfect for picnics, sports and exploring nature.

## WHAT ELSE?

- Manor Park station is a mile away, where you have access to the Elizabeth line – perfect for commutes to the City or West End.
- Drivers benefit from being just 15 minutes from the North Circular.
- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area – this is one of the main reason why the area is so popular.



## A WORD FROM THE OWNERS.....

"Harpenden Road is like living in the country yet part of the vibrant city of London! We have the beautiful Wanstead Park 3 minutes away with its lakes, river, woodland, tufts and grassland (as well as a very welcome tea hut!). There are even cattle in certain months of the year! At the other end of our road is Wanstead Flats – a vast expanse of heathland with wonderful sunsets. There are good transport links to Manor Park Station and Wanstead Tube is within a moderate walk or accessible by frequent multiple bus routes. Our home is a lovely Edwardian house which has been updated considerably since we bought it in 2017. We are only moving because we need more space for an older relative to come and live with us. It is a joy to sit in the garden early morning and evening to listen to the birds or watch the stars as night falls. It is a peaceful and friendly place to live."

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**Reception Room**  
14'8" x 12'4"

**Bathroom**

**Reception Room**  
18'5" x 9'11"

**Kitchen/ Diner**  
26'6" x 7'3"

**Cellar**  
15'2" x 5'9"

**Bedroom**  
18'4" x 14'1"



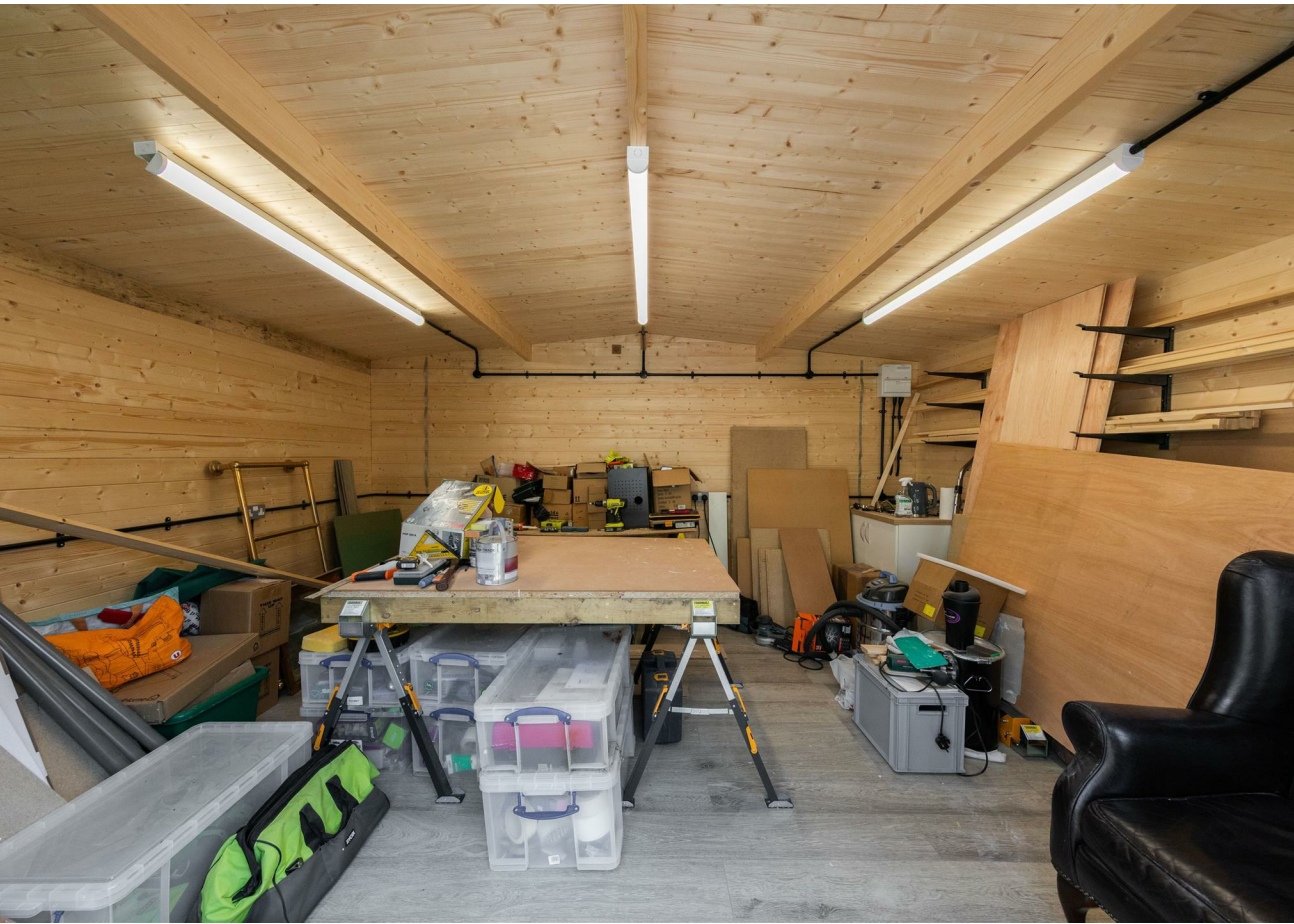
**Bedroom**  
11'1" x 9'4"

**Bathroom**  
6'11" x 5'6"

**Bedroom**  
10'1" x 8'3"

**Garden**  
42'7"

**Workshop**  
14'10" x 11'9"



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