



Albury Mews, Harpenden Road, Aldersbrook

Offers In Excess Of £1,150,000 Freehold

- Detached coach house
- Two bathrooms
- Recently installed kitchen and family bathroom
- No onward chain
- Exclusive close of four homes
- Ground floor W.C
- Stunning kitchen/living space
- Four double bedrooms
- Beautiful throughout
- Parking space with electric charging point



**SOLD BY PETTY SON & PRESTWICH* An outstanding detached family home, perfectly positioned and beautifully presented, Petty Son & Prestwich are delighted to offer for sale this unique four double bedroom Victorian Coach House.*



The property is located in a peaceful, leafy Mews - enjoying immaculately kept communal areas, Victorian street lighting and private off street parking. This detached home has been comprehensively renovated by the current owners, celebrating the period features of the property and introducing classic design.

Arranged over three floors, the ground floor commences with an entrance hall providing access to a WC and solid double doors leading to the exceptional, open-plan kitchen living space. The newly fitted kitchen boasts a large island, 2 ovens, extra wide induction hob & quartz worktops throughout. Engineered oak flooring has been fitted throughout the ground floor, alongside custom built media cabinets and classic column radiators. The living room has been opened up to offer a light and airy space, flowing out onto a stunning dining area with vaulted ceiling and exposed London Stock Brickwork. Triple concertina doors between the two rooms offer maximum flexibility, allowing for open plan living or separate & considered spaces. An elegant brick archway leads through to a separate versatile area, currently a playroom however a possible office or snug.

Venturing upstairs you will discover three beautifully decorated double bedrooms and a large family bathroom, complete with a period style white suite featuring separate bath and shower enclosure. Moving to the second floor, the cleverly converted and extended loft features a further stunning double bedroom and newly fitted en suite shower room.

The garden extends beyond the dining area, accessed via bi-folding doors which work to draw the outside in. This wraparound garden offers space for outdoor dining alongside a lawn area, leafy raised beds and gated side access. The solid brick boundary wall provides a great sense of privacy, creating a tranquil space to sit and enjoy the beautiful green oasis of Aldersbrook. To the front of the property you will find a further private outside area with a newly fitted garden shed, parking space and electric charging point. A real benefit - you need never worry about finding a parking space, or charging an electric vehicle directly outside your home.

Situated in the highly sought after Aldersbrook Estate, this property benefits from being within the catchment of Aldersbrook Primary school, rated outstanding by Ofsted. Wanstead Flats and Wanstead Park are just minutes away, providing year-round opportunities for endless walks, runs or cycle rides. Manor Park station offers access to the Elizabeth Line, with access to Liverpool Street in just 16 minutes.

Additional Charges: £50 monthly charge for the upkeep of maintenance, electrics and gardening for communal areas within the Mews.

EPC Rating: D64
Council Tax Band: E

Sitting Room/Kitchen
23'11" x 17'11"

Dining Room
17'2" x 8'11"

Play Room/Study
10'7" x 7'5"

Bedroom
15'9" x 9'9"

Bedroom
14'0" x 8'8"

Bedroom
11'8" x 10'6"

Bedroom
11'7" x 10'1"









The Coach House, Albury Mews

Approx. Total Internal Area 1692 Sq Ft - 157.19 Sq M
(Including Restricted Height Area & Eaves Storage)

Approx. Gross Internal Area 1546 Sq Ft - 143.63 Sq M
(Excluding Restricted Height Area & Eaves Storage)



Second Floor

First Floor



Ground Floor

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.