



54 Herongate Road, Aldersbrook, E12 5EQ

Offers In Excess Of £950,000

- Edwardian semi-detached house
- Three double bedrooms
- Gated side return
- Additional, formal dining room
- Cellar
- Beautiful mix of contemporary and period features throughout
- Off road parking
- Double reception room
- Contemporary bathroom and kitchen
- Potential to extend (STPC)

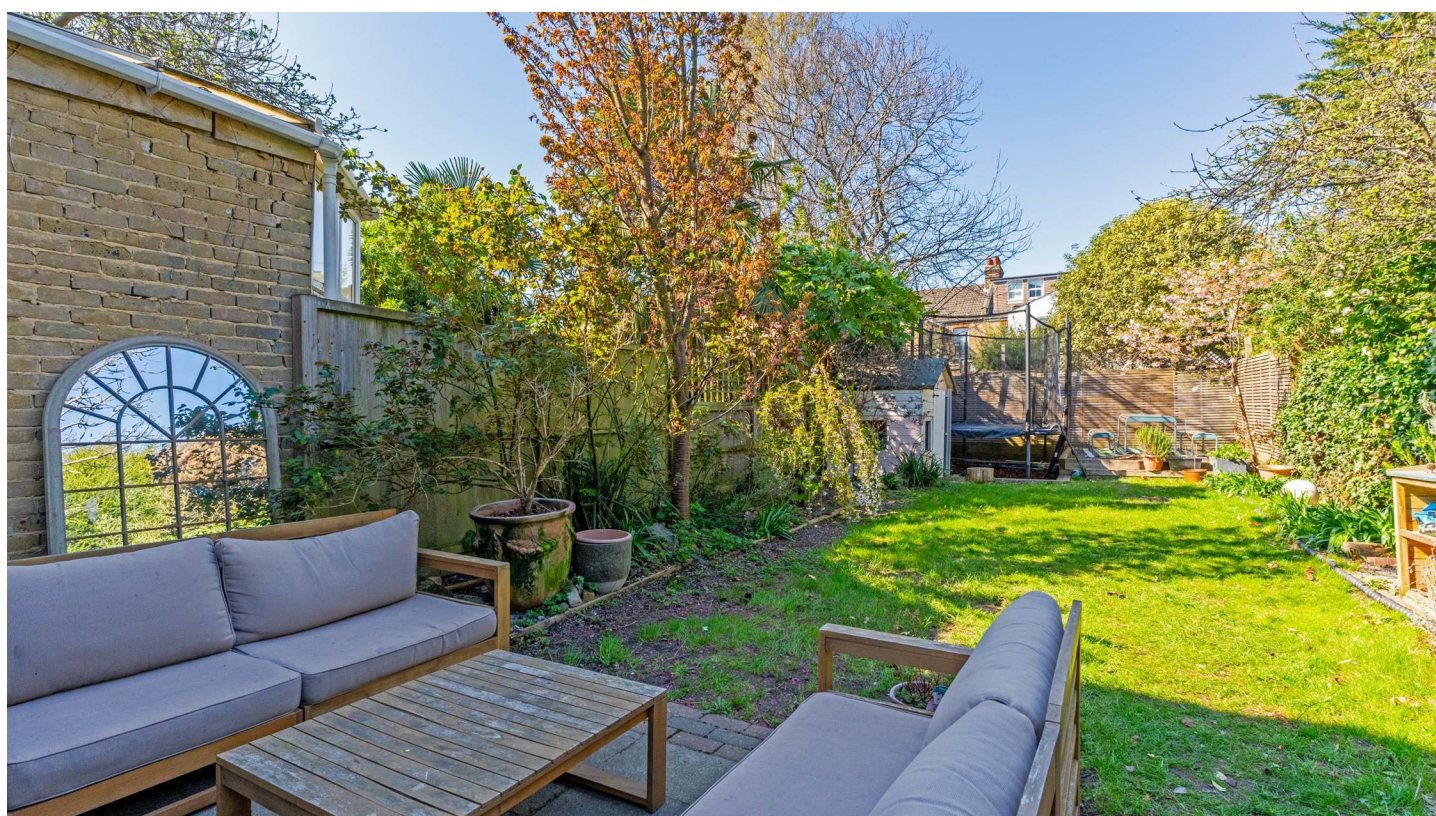


# 54 Herongate Road, Aldersbrook E12 5EQ

Petty Son & Prestwich are absolutely delighted to present this exquisite semi-detached Edwardian home, complete with off-road parking, double height bay windows to front and rear, gated side access and potential to extend (STPC).



Council Tax Band: E



Nestled on a serene, tree-lined street in the coveted Aldersbrook Estate, this stunning home is the perfect balance of tranquillity and convenience. Surrounded by elegant Edwardian houses, you'll enjoy peaceful strolls through Wanstead Park and Wanstead Flats or hop on the train from nearby Manor Park Station (just a mile away) with overground services and the Elizabeth Line, making your daily commute to central London a breeze. Boasting a striking exposed brick façade, off-road parking, and gated side access, this property offers a rare combination of features that are hard to come by in the conservation zone.

The inviting covered porch, complete with a period front door, opens into a bright and welcoming entrance hall, showcasing soft blush wall tones, dark original flooring, and a central stairway runner. The sitting room with original Edwardian details, including intricate plasterwork and a stunning marble fireplace. Just beyond, the secondary reception area offers recessed shelving, creating the ideal nook for reading, working from home, or playtime. The kitchen for the home sits in the middle, the kitchen is contemporary and functional, with handy access to the gated side passage allowing for the easy removal of household waste. Leading on from the kitchen, a formal dining room enjoys access to the rear garden by way of central doorway inset within a large bay. The hallway and double reception each have their own zoned under floor heating. Upon entering the garden a patio, ideal for entertaining, leads to a central lawn edged by flower beds and ends with an area currently used as a children's play area. There is also handy cellar storage leading from the main entrance hall.

To the first floor there are three double bedrooms, two of which, including the principal bedroom to the front, enjoy bay windows. Exposed flooring, period radiators and double-glazed sash windows feature in all bedrooms with the principal suite enjoying plantation shutters. The bathroom is the perfect fusion of sleek, modern design with period influences, highlighted by herringbone tiles that add a touch of timeless style. Pops of green from the bespoke fitted storage contrast beautifully with the warm brass fixtures, all set against a crisp white backdrop—creating a striking, serene space. The loft

provides plenty of handy storage space and possibility to extend in the future (STPC). Additionally, the property will be sold with no onward chain.

EPC Rating: D67  
Council Tax Band: E

Reception Room  
23'4" x 11'3"

Dining Room  
13'5" x 10'9"

Kitchen  
10'9" x 6'11"

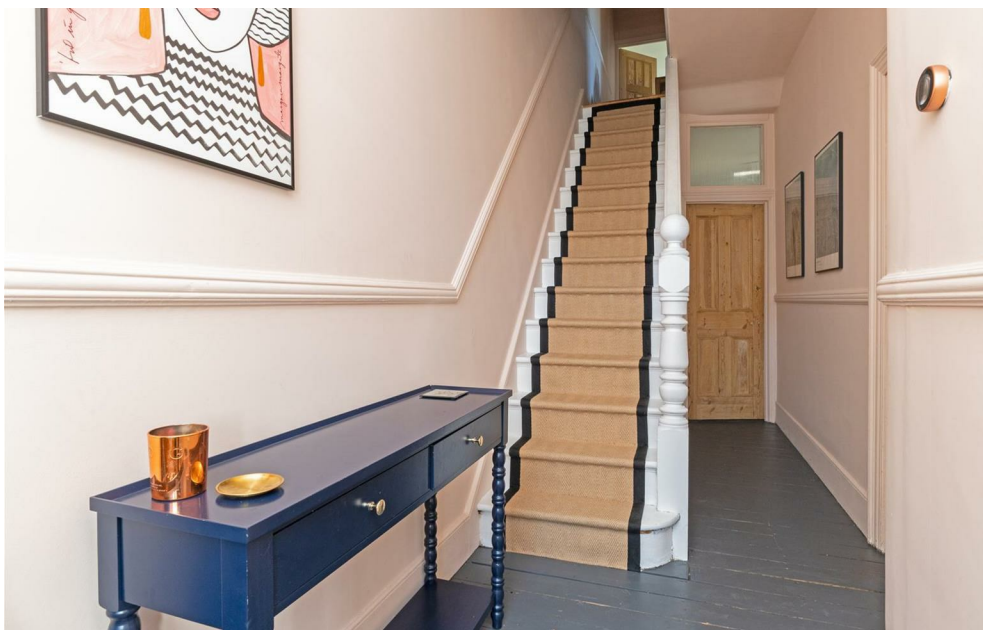
Bedroom  
16'2" x 12'9"

Bedroom  
15'2" x 10'9"

Bedroom  
10'6" x 10'5"

Cellar  
18'3" x 5'8"








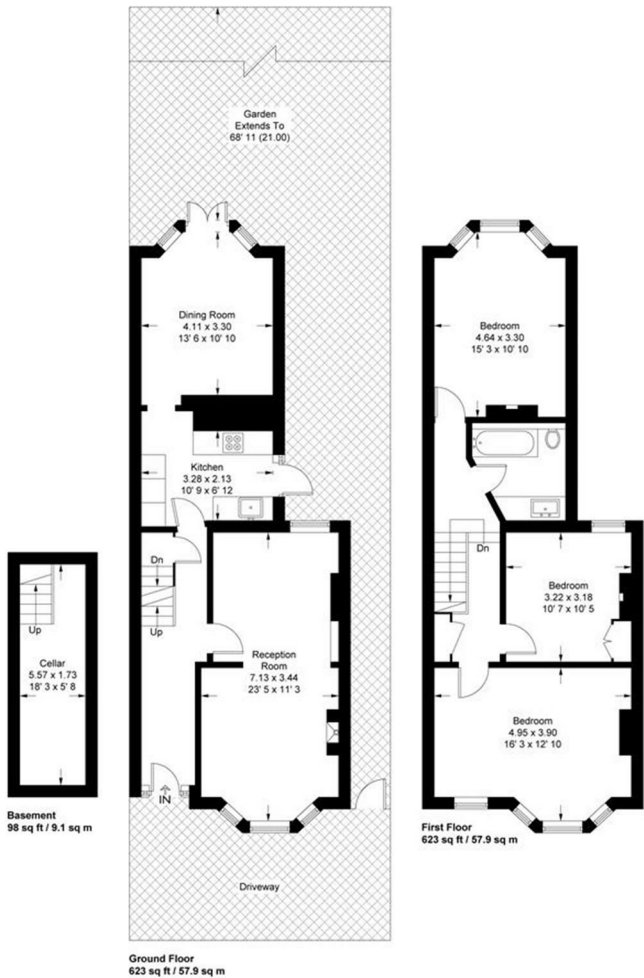




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

Herongate Road

Approximate Gross Internal Area = 1344 sq ft / 124.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.