



## Harpenden Road, Aldersbrook

Offers In Excess Of £900,000 Freehold

- Three bedroom Edwardian home
- Additional play/dining room
- Large Southerly garden
- Character features throughout
- Moments from Wanstead Park and the Wanstead Flats
- Two receptions
- Cellar
- Room to further extend (STPP)
- Opposite Aldersbrook Primary School

*In the super-sought-after Aldersbrook Conservation Area, Petty Son & Prestwich are pleased to offer this Edwardian family home enjoying many period features and a charming South/Easterly garden.*

A perfect mix of period charm and modern-day comfort, this house has serious curb appeal and is just moments walk from the Ofsted rated outstanding Aldersbrook Primary School that lies on the adjacent road. With Wanstead Park right on your doorstep offering gorgeous woodlands and peaceful lakes, there's ample opportunity to get outside and enjoy your surroundings throughout the year. Head the other way and you've got great bus links from Aldersbrook Road and the vast green spaces of Wanstead Flats — ideal for morning jogs, dog walks, or lazy picnics.

Starting with a porch, perfect for kicking off muddy boots, parking scooters, or hanging up the dog lead, and an eye-catching double-height bay that sets the tone for what's inside. To the ground floor you're greeted by original exposed wooden floorboards, elegant plasterwork overhead, deep corning, picture rails, and high skirting — period details that are echoed throughout the home. Two reception rooms give you the flexibility to live, work, and entertain; the front room is bathed in light from that stunning bay window and features bespoke alcove cabinetry and a striking fireplace with rich red tiling and classic wood surround. The rear reception stretches deep and opens onto a handy extension with French doors providing a space for a formal dining room, playroom, or creative studio overlooking the southerly garden. The kitchen runs galley-style, lined with units on both sides for heaps of worktop space, storage, and room for all your appliances — with direct access out to the garden for easy alfresco living. Upstairs, you'll find three bedrooms — each with their own fireplace and full of character.

The main bedroom is a true standout: it spans the full width of the house with a gorgeous bay, built-in storage, and even space for a work-from-home setup. A smart, contemporary bathroom with a shower-over-bath and white suite completes this floor. The loft is ready and primed for storage and is boarded with a convenient pull down ladder, also offering exciting potential for future extension (STPP).

Outside, the private south-easterly garden is full of mature trees, flowering plants, and a generous lawn, allowing you to enjoy long summer afternoons in the sun and space to the rear to extend further (STPP).

EPC Rating: C70  
Council Tax Band: E

Reception Room  
15'1" x 12'4"

Reception Room  
17'8" x 10'2"

Dining Room  
10'0" x 7'8"

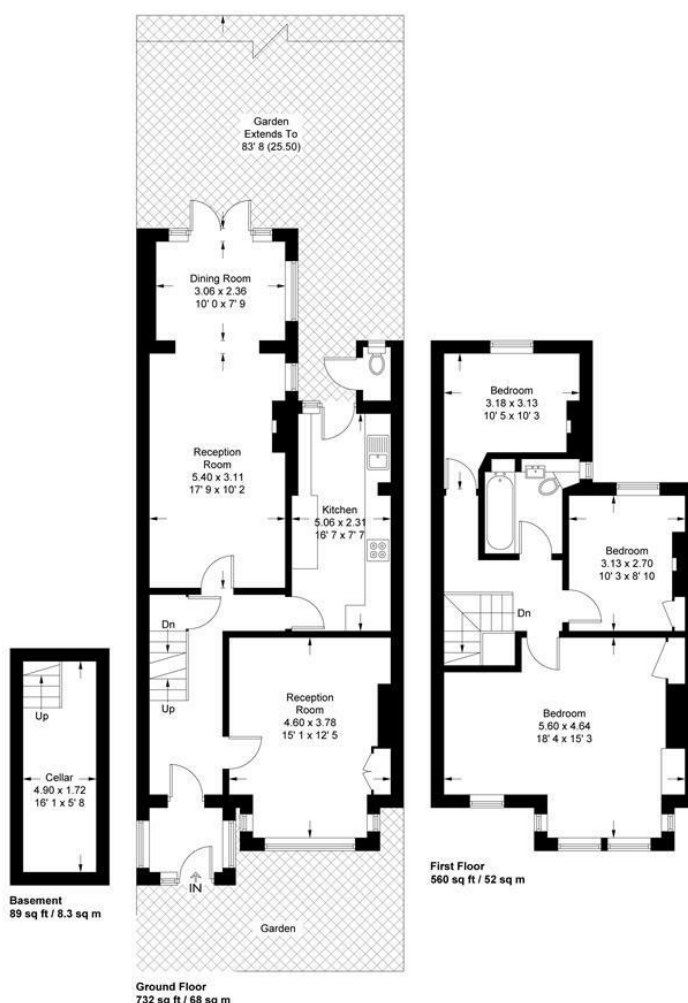
Bedroom  
18'4" x 15'2"

Bedroom  
10'5" x 10'3"

Bedroom

## Harpenden Road

Approximate Gross Internal Area = 1381 sq ft / 128.3 sq m  
W.C = 8 sq ft / 0.8 sq m  
Total = 1389 sq ft / 129.1 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.