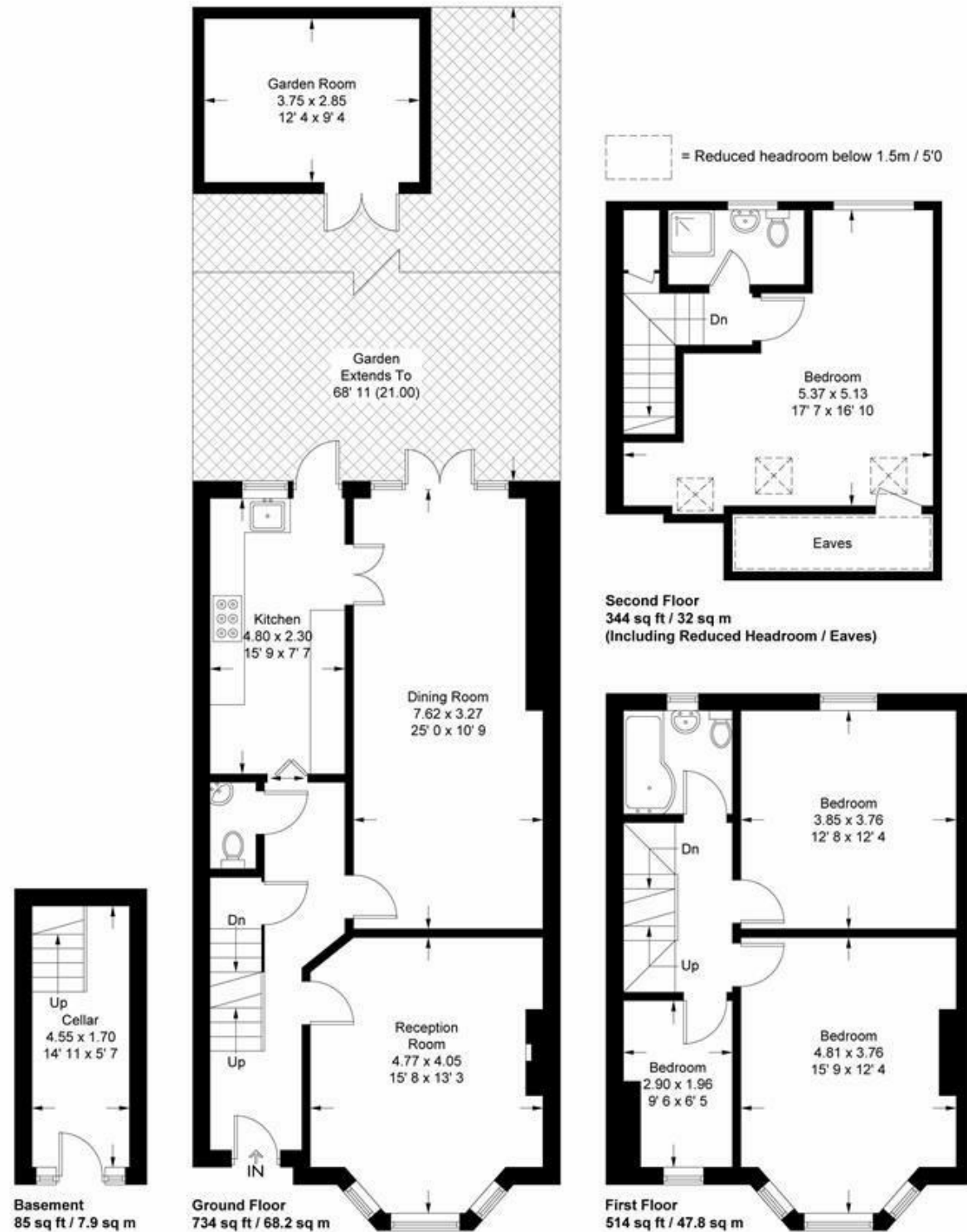


## Herongate Road

Approximate Gross Internal Area = 1644 sq ft / 152.8 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 33 sq ft / 3.1 sq m  
Garden Room = 115 sq ft / 10.7 sq m  
Total = 1792 sq ft / 166.6 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.



## Herongate Road, Aldersbrook

£1,030,000 Freehold

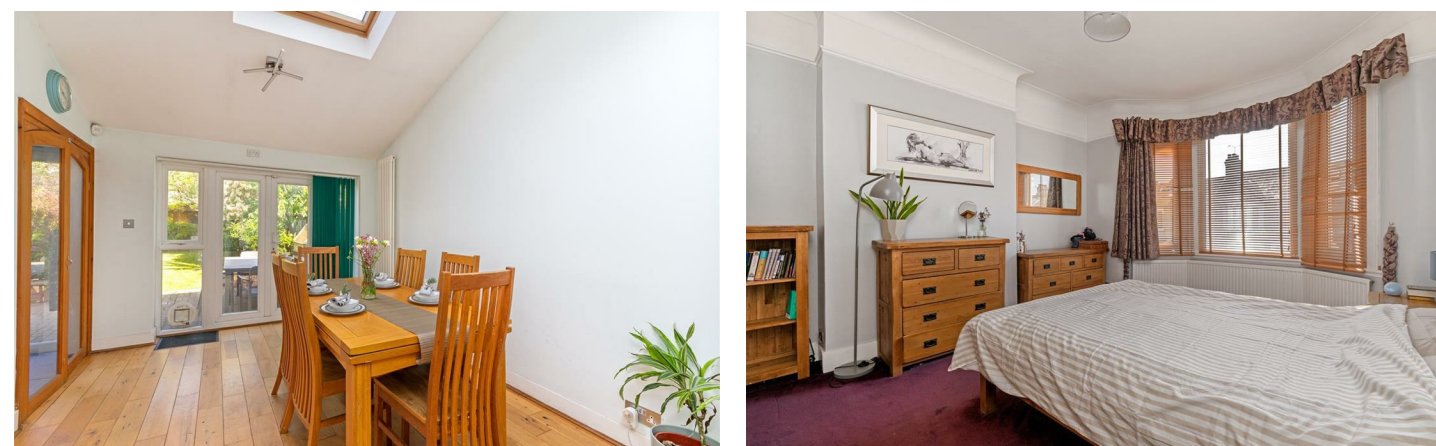
- Four bedroom Edwardian house
- Extended to the rear and into the loft
- Ensuite shower room
- Garden cabin serviced with electricity
- Aldersbrook Estate
- Downstairs W.C and cellar
- Stunning rear garden
- Off street parking

# Herongate Road, Aldersbrook

Petty Son & Prestwich are pleased to offer for sale this extended four-bedroom Edwardian family home located in the desirable Aldersbrook Estate Conservation Area.



Council Tax Band: F



This spacious Edwardian house is perfectly positioned on the characterful, tree-lined Herongate Road, which is connected to everything this highly sought after area has to offer. Aldersbrook Primary School, rated outstanding by Ofsted, is a short 0.5 Mile walk, whilst at the end of the road the expansive Wanstead Flats offer scenic walking and cycle routes towards Forest Gate and Leytonstone. Bordering the opposite side of Aldersbrook, you are only 0.2 miles to Wanstead Park and a 0.9mile walk to Manor Park (Elizabeth Crossrail) station. You are also 1.4 miles to Wanstead Underground Station and High Street.

The stunning tiled pathway and stained-glass front door leads the visitor into a high-ceilinged hallway and front reception room, in which both feature ornate cornicing and solid wood flooring. The rear of the property has been tastefully extended to create a large, fitted kitchen with plenty of storage space and an extended dining room, which is perfect for hosting large family gatherings. Both rooms are flooded with natural light thanks to the stylish skylights and patio doors on to the garden. A useful ground W.C completes the ground floor accommodation, whilst there is a practical cellar accessed from the hall.

The first floor is comprised of two double bedrooms, a single bedroom and a family bathroom. The loft has been cleverly converted to create a large double bedroom, with an ensuite shower room and additional storage due to retention of under-eave loft space. The rear garden is a beautiful, green oasis thanks to the stunning array of trees and mature bushes, which include a cherry tree, several mature rose bushes, acacia, laurel, and other plants which grow perennially. The garden is a perfect mix of patio and laid lawn and features a garden cabin serviced with electricity, a modern bike shed, a garden shed and quaint garden bench, which could be utilised as a peaceful reading corner.

EPC Rating: C72

Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

**Reception Room**  
15'7" x 13'3"

**Dining Room**  
24'11" x 10'8"

**Kitchen**  
15'8" x 7'6"

**Cellar**  
14'11" x 5'6"

**Bedroom**  
15'9" x 12'4"

**Bedroom**  
12'7" x 12'4"

**Bedroom**  
9'6" x 6'5"

**Bedroom**  
17'7" x 16'9"

**Garden Room**  
12'3" x 9'4"