



Total area: approx. 164.6 sq. metres (1771.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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**Herongate Road**



**Herongate Road, Aldersbrook**  
Asking Price £1,250,000 Freehold

- Four bedrooms
- Aldersbrook Estate
- Beautiful kitchen/diner
- Ground floor W.C
- Underfloor heating throughout
- Edwardian house
- Ensuite shower room
- Two formal reception rooms
- Landscaped, Southerly garden
- 0.9 miles to Manor Park Station (Elizabeth Line)

# Herongate Road, Aldersbrook

Situated on the highly desirable Aldersbrook Estate, on the stunning tree-lined Herongate Road, this exceptional four-bedroom Edwardian family home combines elegant period architecture with beautifully designed contemporary living.



Council Tax Band: F



Perfectly positioned within the sought-after Aldersbrook neighbourhood, the property is within easy reach of excellent transport links, expansive green spaces, and outstanding local schools. Aldersbrook Primary School, rated Outstanding by Ofsted, is just 0.5 miles away, while the vast open spaces of Wanstead Flats can be found at the end of the road, offering scenic walking and cycling routes towards Forest Gate and Leytonstone. Wanstead Park is approximately 0.2 miles away, Manor Park Station (Elizabeth Line) is within 0.9 miles and Wanstead Underground Station and High Street are approximately 1.4 miles from the property. The home's impressive kerb appeal is immediate.

A striking red-brick Edwardian façade, enhanced by imposing double bay windows with beautifully maintained timber sash windows, creates a commanding first impression.

Rare for the area, the property benefits from a private driveway framed by elegant black-and-white mosaic pathways and finished with decorative wrought-iron gates. Step into the impressive hallway, where high ceilings and solid wood flooring showcase the property's rich period character. Crisp white décor throughout enhances the sense of space and light, while the warm wooden flooring adds both elegance and warmth.

The accommodation includes two superb reception rooms. The front reception room enjoys a beautiful bay window, feature fireplace, and bespoke media wall, creating an ideal family living space.

To the rear, a second reception room also features an attractive fireplace and patio doors opening directly onto the garden, making it perfect for both entertaining and everyday family life. A thoughtfully reconfigured kitchen and breakfast room forms the heart of the home. Flooded with natural light from retained side-bay windows and impressive bi-fold doors to the rear, the space seamlessly connects indoor and outdoor living.

The stylish shaker-style kitchen offers extensive storage and preparation space, complemented by a central island that provides the perfect setting for cooking, dining, and socialising. A convenient ground-floor cloakroom completes the

accommodation on this level.

The first floor offers four well-proportioned bedrooms, including three generous doubles and a fourth bedroom currently utilised as a home office. The principal bedroom benefits from a contemporary, fully tiled en-suite shower room, while the luxurious family bathroom is beautifully finished with large-format, sand-coloured tiles.

The landscaped rear garden has been stylishly designed for both relaxation and low-maintenance enjoyment. Enjoying a favourable Southerly facing, the immaculate decked terrace leads onto a central pathway flanked by artificial lawn and attractive planted borders.

Beyond, a contemporary shingled seating area provides additional outdoor entertaining space, and the garden is enclosed by impressive contemporary fencing.

EPC Rating: C74

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

14'9" x 14'1"

## Dining Room

14'1" x 11'9"

## Kitchen

23'5" x 11'8"

## Bedroom

14'9" x 13'3"

## Bedroom

12'10" x 11'2"

## Bedroom

12'1" x 11'8"

## Bedroom

8'7" x 7'7"