



## Harpenden Road, Aldersbrook

Asking Price £1,050,000 Freehold

- Four bedrooms
- Newly constructed
- Fully fitted kitchen
- Landscaped garden
- Three bathrooms
- Underfloor heating throughout
- Juliette balcony

*Petty Son & Prestwich are delighted to present this exceptionally spacious and beautifully crafted four-double-bedroom, three-bathroom remarkable two-year-old residence that seamlessly blends timeless Victorian character with the comfort, efficiency and elegance of modern design.*

Built with meticulous attention to detail, the property mirrors the charm of the surrounding Victorian homes on Aldersbrook through its sash windows, staggered frontage and handsome brickwork, whilst benefiting from superior energy performance and the ease of contemporary, low-maintenance living.

Set within the picturesque Aldersbrook Conservation Area, the home enjoys close proximity to the Outstanding-rated Aldersbrook Primary School and is just a short stroll from the stunning expanse of Wanstead Park, where forest paths and ornamental lakes create a peaceful retreat. Excellent bus links can be found on Aldersbrook Road, with the rolling Wanstead Flats providing yet more open green space nearby. For commuters, Manor Park Station on the Elizabeth Line is around a mile away and easily reached by bus, offering swift access to Central London, including Tottenham Court Road in under twenty minutes.

Upon entering, a generous hallway leads to a well-designed utility room equipped with fitted storage, space for laundry appliances, a sink and a convenient W.C.

At the rear of the house, an impressive open-plan kitchen, living and dining area forms the heart of the home, providing a superb setting for both everyday life and entertaining. Large patio doors open onto the beautifully landscaped, low-maintenance garden, drawing in natural light and creating a seamless connection between inside and out.

The stylish light-grey shaker kitchen by Tom Howley features white quartz worktops, a breakfast bar and a full range of integrated Neff appliances, including a fridge/freezer, dishwasher, induction hob, oven, microwave and grill.

The entire property is warmed by efficient underfloor heating with backup immersion, ensuring excellent energy performance and cost-effective comfort throughout the year. Premium oak flooring runs across every level, complemented by a striking oak staircase leading to the upper floors.

The first floor offers two generous double bedrooms, each with its own en-suite shower room, sash windows and fitted wardrobes, while the larger of the two also enjoys storage space and a charming Juliette balcony.

The second floor provides two further bedrooms and a sleek, contemporary bathroom, all enhanced by impressive, vaulted ceilings. One of these bedrooms features a Juliette balcony and an eye-catching triangular glass gable wall that frames leafy views across the highly sought-after Aldersbrook area.

Externally, the property offers the rare benefit of a private driveway with an electric vehicle charging point. The landscaped rear garden fans out to create a spacious area for children to play or for hosting summer gatherings, with a mix of patio and Astro-turfed lawn, raised beds, an outdoor tap and a practical storage shed completing this superb outdoor setting.

EPC Rating: B85

Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

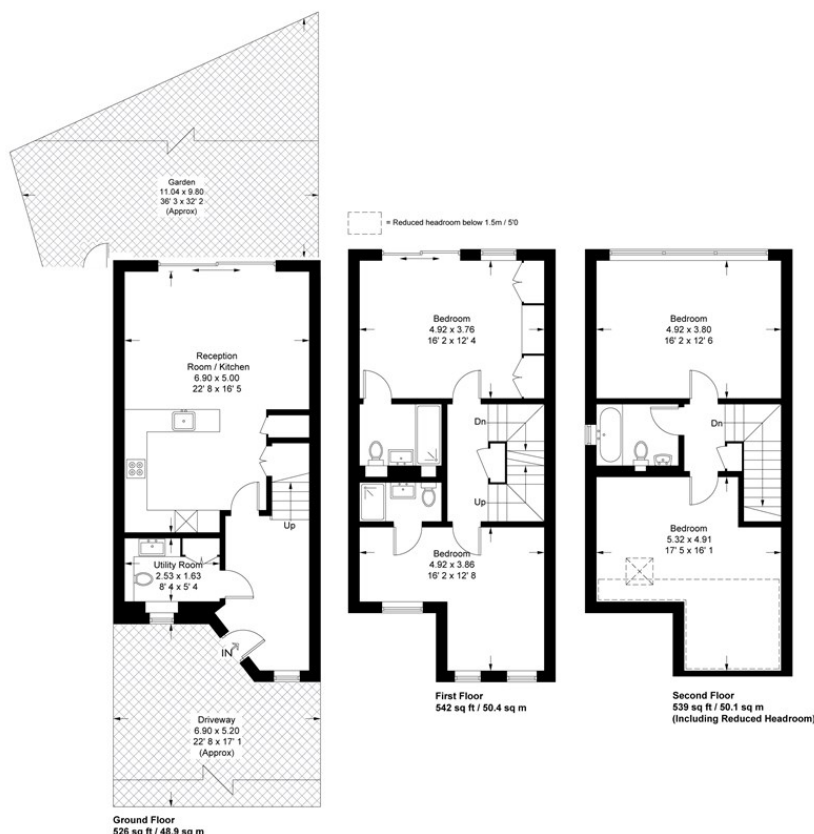
## Aldersbrook Road

Approximate Gross Internal Area = 1529 sq ft / 142.1 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 78 sq ft / 7.3 sq m

Total = 1607 sq ft / 149.4 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.