

## HARPENDEN ROAD, ALDERSBROOK

Offers In Excess Of £1,350,000 Freehold  
6 Bed House - End Terrace



### Features:

- Double Fronted End Terrace Edwardian House
- Potential to extend STP
- Corner Plot
- Catchment for 'Outstanding' Aldersbrook Primary School
- Sought after Aldersbrook Conservation Area
- Close to Wanstead Park
- Six Bedrooms Plus Study
- Garage plus off road Parking
- Cellar

Just moments from Wanstead Park in the much sought-after Aldersbrook Conservation area, this double-fronted six-bedroom, two-bathroom Edwardian home is full of charm and character, with highlights aplenty...

It already spans 1853 square feet (excluding the garage, loft and cellar), but there's potential to extend further (STPP). Storage is plentiful throughout and it also offers off-road parking. What's more, you're just a mile from Manor Park station, where the Elizabeth Line gets you into Central London in under 20 minutes. The area also boasts a selection of hugely popular schools, so it's perfect for families.

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E17 & E10  
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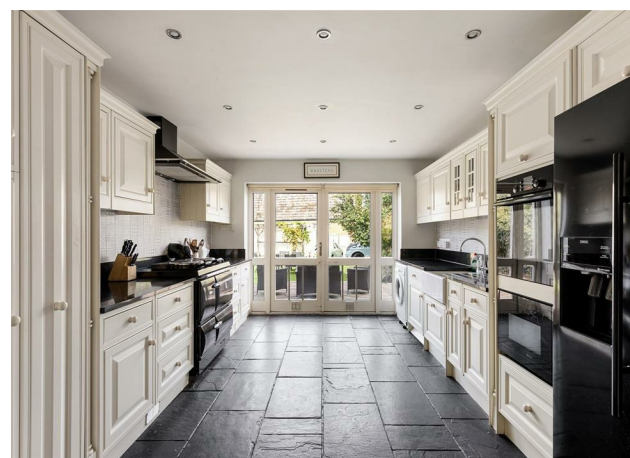
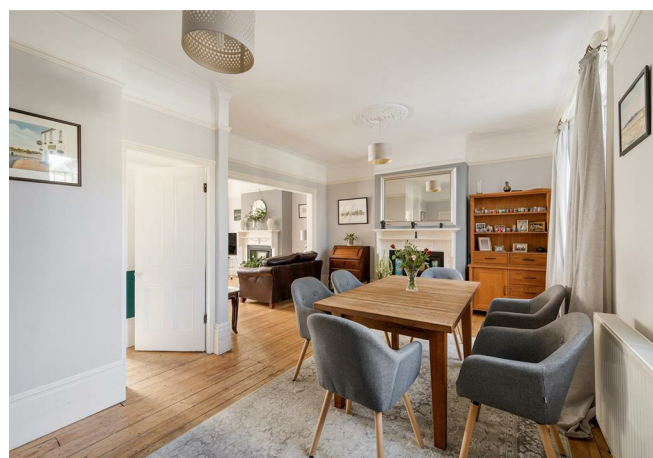
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Investment & Development  
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**IF YOU LIVED HERE...**

You'll be welcomed into a bright entrance hallway that hints at the home's original charm. To your left is a large bay-fronted reception room, gloriously bright with bespoke shutters, original flooring, a ceiling rose and striking mantelpiece. Beyond, a second reception offers even more flexible living space, ideal as a formal dining room, and with the same stunning features.

Extending off this space, the traditional yet contemporary kitchen is bathed in natural light thanks to the doors opening onto the patio. With sleek worktops, smart units and high spec appliances like the double oven, it's been beautifully designed as well as fully practical. The garden itself is lush and private, and can also be accessed from the gloriously sunny conservatory - yet another living space. As if that wasn't enough, you've also got a study room and shower room on this floor.

On the first floor, you'll find six smart bedrooms, plus a vintage-style bathroom. There's excellent storage throughout the house, including a useful cellar, loft, and of course the garage.

As for what's beyond your front door, the Aldersbrook neighbourhood is renowned for its rare blend of rural charm and proximity to central London. You've got Aldersbrook Riding School in one direction and the Bowls Club in the other.

To the north lies Wanstead Park, a much-loved community space and historic landmark, while to the south, you'll find the Wanstead Flats, the southernmost tip of Epping Forest.

**WHAT ELSE?**

- Manor Park station is a mile away, where you have access to the Elizabeth line - perfect for commutes to the City or West End.
- Drivers benefit from being just 15 minutes from the North Circular.
- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area, one of the main reasons the area is so popular.



**A WORD FROM THE OWNER...**

"After 31 wonderful years of raising our family here it's time for our next chapter. As soon as we saw the front door of the house it captured our hearts and it felt like a home from day one. We loved all the original features this house offered. We've cherished watching our children growing up here with plenty of space to play, explore and thrive both inside and out. In this generous house and garden we have hosted many parties and Christmases. The local community has been a very special part of our journey forging life long friendships. It's a fantastic house for a new family to create their own memories in this truly special home."

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**Reception Room**  
14'9" x 13'0"

**Dining Room**  
17'5" x 13'6"

**Study**  
9'1" x 6'3"

**Kitchen**  
19'3" x 11'1"

**Shower Room**  
9'2" x 8'7"

**Cellar**  
25'11" x 18'4"

**Conservatory**  
14'4" x 9'11"

**Bedroom**  
14'9" x 13'0"

**Bedroom**  
9'4" x 5'5"

**Bedroom**  
16'2" x 6'3"

**Bedroom**  
11'1" x 10'3"

**Bedroom**  
10'8" x 9'3"

**Bedroom**  
13'7" x 8'0"

**Bathroom**  
11'1" x 6'2"



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