

For memories made
and memories to come.

Herongate Road, Aldersbrook E12

- ◆ Semi-detached Victorian house
- ◆ Three double bedrooms
- ◆ Chain free
- ◆ Off-street parking
- ◆ Stylish modern bathroom
- ◆ Stunning period fireplaces
- ◆ 68-foot garden
- ◆ Ground-floor WC (access via garden)
- ◆ Timber and UPVC sash windows
- ◆ Column-style radiators
- ◆ Cellar & potential to extend
- ◆ Stone's throw to Wanstead Flats
- ◆ Nearby Underground & Overground

Warm, welcoming, full of character and surrounded by beautiful green spaces, this handsome three-bedroom house in a conservation area on the doorstep of Wanstead Flats has a wonderfully friendly feel. Walkable to both Underground and Overground services, the home is full of lovely details like original floorboards, heritage paint shades and double-glazed sash windows.

The house greets you with a traditional red brick frontage. It has white-painted stone lintels and columns to the bay windows and

porch arch. There is a secure side access gate. A paved drive suitable for off-street parking leads to a charming original timber front door with decorative glazed panels and brass furniture including a butterfly-shaped knocker.

STEP INSIDE

The colour palette used throughout the property was personally chosen by Farrow & Ball's celebrated chief Colour Curator, Joa Studholme, who visited the house to select the perfect shades for each room. Filled with light from the door panels and large transom, the walls of the wide entrance hall are drenched in calming Pink Ground and rise to a fantastically detailed high coved white ceiling with pendant. There's space for coats and shoes, while charcoal-painted original floorboards run underfoot.

"The paved front drive is suitable for off-street parking and leads to a charming original timber front door with decorative glazed panels."

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To your right, a stripped four-panelled timber door with brass lever handle (a lovely recurring feature) opens to the double reception room. Also painted in Pink Ground, with neutral wool loop carpet, this and the hallway are both warmed by zoned underfloor heating. The system has been set up so it can easily be extended for any future ground floor extension.

The double-aspect space is bathed in light from a timber sash bay window fitted with full-height tier-on-tier white louvred shutters and a tall casement which looks out to the garden. The ceiling includes intricate floral detailed coving and features roses with

a pair of brass basket-style globe pendant lights. To the front, an exposed brick fireplace with an ornate marble surround and stone hearth is home to a log burner; while to the rear, you’ll find an original cast-iron tiled feature fireplace with decorative tiling. Bespoke storage includes a media cabinet and glass shelving to the alcoves.

Return to the hallway and head to the kitchen, which is lit by a side-facing window and a glazed door to the garden. Wood-look cabinetry by quality German brand Hacker, is paired with a white marble compact laminate worktop and upstand. Open shelving provides space for storage and display.

There is an undermounted bowl-and-a-half sink with black mixer tap. Integrated appliances are by Bosch and include an oven, induction hob with steel overhead extractor, and a dishwasher. There’s also space for a free-standing fridge-freezer

and plumbing/space for a washing machine and tumble dryer.

Continue on to the rear reception, currently used as a family dining room, with its white walls and neutral carpet. A large bay with French doors opens to the patio outside, for a nice indoor-outdoor feel. There is both a pendant and wall light as well as a radiator. While fabulous as is, this room has plenty of potential—with (now lapsed) planning permission previously granted for a wrap-around extension to open it up into the kitchen.

Returning to the hall, take the staircase, with its jute herringbone runner edged in black, to the first floor. The Pink Ground walls repeat here for pleasing continuity, while sanded and restored original floorboards run into all of the bedrooms. You’ll also find an original linen cupboard along with a loft hatch. There could also be potential to extend into the loft (subject to planning).

The primary bedroom is painted in dramatic Hague Blue (by Farrow & Ball) to the picture rail and is flooded with soft sunlight. We’re told it looks particularly lovely in the spring when the blossom tree outside comes to life. The bay and single sash window are fitted with café style shutters and bespoke blackout roller blinds. There is a column style radiator and a swagged pendant to the coved ceiling.

The second double bedroom is adjacent and looks out to the side return courtyard through a tall UPVC sash window with quadruple column radiator beneath. The walls are white, while the ceiling has been stylishly colour-capped in dusky

“An exposed brick fireplace with an ornate marble surround and stone hearth is home to a log burner.”



pink. There is a tall bespoke wardrobe, while a showstopping Art Deco fireplace, beautifully tiled in green tile, creates a wonderful focal point.

You'll find the third bedroom—another good-sized double—at the rear of the house. It enjoys garden views through a large bay with sash windows that have bespoke roller blinds and a radiator beneath. White walls are complimented by a feature wall of blush Holden Décor Sketch Palm wallpaper, and there's another showstopping Art Deco fireplace, this time in pink/brown marble.

The family bathroom sits towards the centre of the plan and has a fresh, modern feel, with grey large-format floor tiles and long flat white Johnson Tiles in herringbone to the walls. There is a Bette bath with black-framed glass screen, brass Lusso Stone waterfall shower and separate hand shower alongside a concealed cistern loo with white Geberit flushplate. The bespoke

storage vanity with olive-green-faced birch ply doors and marble-look top includes an inset Vitra sink with Lusso Stone brass mixer tap. A pair of Flos brass globe wall lights add a luxe touch.

OUTDOORS

Extending to 68 feet, the leafy garden enjoys sunshine in different spots all year round, with the shady brick-edged paved patio providing a really useable space for entertaining and relaxing. The well-kept grassy lawn is edged with mature planting including roses and salvia 'hot lips,' while a second seating area to the rear, recently reinforced with sleepers, was created to catch the evening sun.

“The primary bedroom looks particularly lovely in the spring, when the blossom tree outside comes to life.”

Double reception room





Double reception room





Double reception room





Entrance hall





Kitchen





Kitchen





Dining room





Stairs to first floor / landing



Second bedroom





Bathroom



Bathroom



Third bedroom





Third bedroom



Primary bedroom





Primary bedroom



Garden



Front of house



Herongate Road, Aldersbrook E12

APPROXIMATE FLOOR AREAS

Basement

98 SQ. FT (9.10 SQ. M)

Ground Floor

623 SQ. FT (57.90 SQ. M)

First Floor

623 SQ. FT (57.90 SQ. M)

Gross Internal Floor Area (Including basement)

1344 SQ. FT (124.90 SQ. M)

Gross Internal Floor Area (Excluding basement)

1246 SQ. FT (115.80 SQ. M)

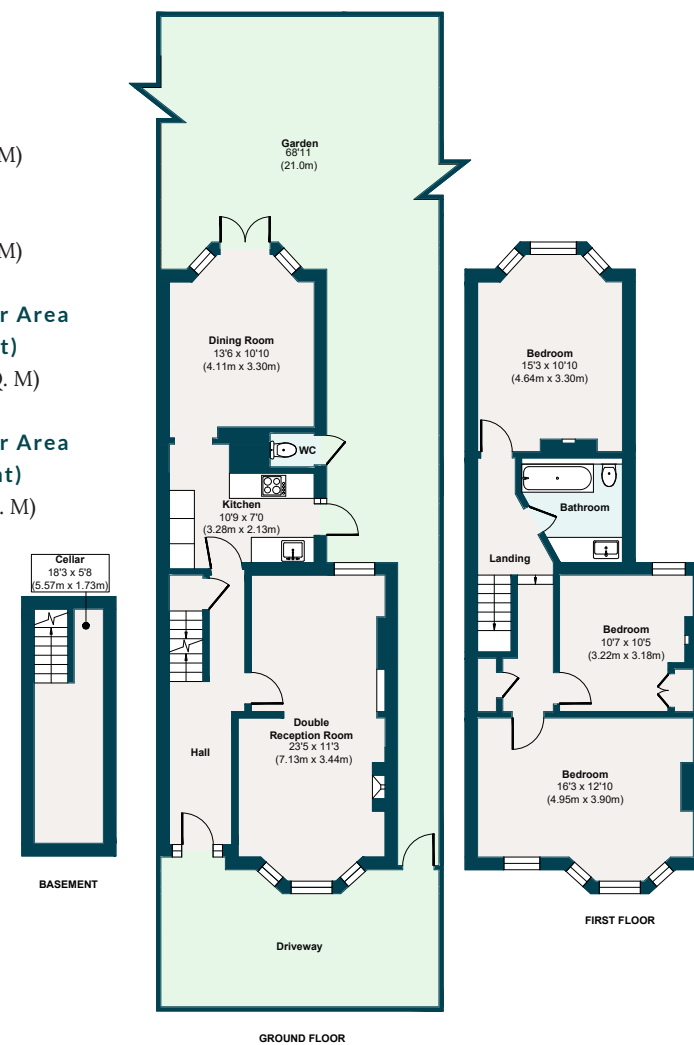


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood



Chalet Wood, Wanstead Park

GETTING AROUND

Manor Park Underground station (Elizabeth Line) is just over 20 minutes on foot or around 5 mins on the bus or by car; there are two very regular bus routes that take you there from the end of adjacent Dover

Road. From here, it's just a short 14-minute journey to Liverpool Street and three stops from Stratford's major interchange with the DLR, Central and Jubilee lines—and the shopping, cinema and food at Westfield and East Village.

Various local bus stops also run regular services to Wanstead (7-minute drive or a lovely 20-minute walk through Wanstead Park) and Leytonstone (8-minute drive) where you can pick up the Central line. Wanstead Park Overground (Suffragette line) is just 24 minutes' walk across Wanstead Flats.

IN THE NEIGHBOURHOOD

Herongate Road is part of the Aldersbrook Conservation Area and is surrounded by the wonderful green expanses of Wanstead Park and Wanstead Flats—a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood (13 minutes on foot) also provides a beautiful carpet of bluebells every spring.

Fancy getting even closer to nature? The friendly Aldersbrook Riding School is just a 12-minute walk around the corner, offering sessions and classes for all ages and abilities.

You're also spoilt for choice when it comes to shops and amenities, being close to Wanstead, Leytonstone, and Forest Gate. Local sellers particularly recommend

Bobo & Wild and Gails for coffee and breakfasts, Provender and Joyau for the evenings, the new George and Dragon pub, Piccolo and Luppolo restaurants for family-friendly Italian fare, and either The Golden Fleece or the Leytonstone Tavern for drinks and good pub grub.

Other local favourites include the Rookwood Village pub with its stylish interior, deck and electronic darts; the Ginger Pig butchers on Clock House Parade; Wanstead's farmer's market (the first Sunday of every month); the weekly local farmer's market at Buxton School, beside Cann Hall Park (with its coffee shop, play areas and skatepark); and the artisanal food and drink scene on Winchelsea Road, including The Wanstead Tap, Ramble Café, and Wild Goose Bakery for fabulous custard tarts.

SCHOOLS

Aldersbrook Primary School (rated 'Outstanding' by Ofsted), is two streets away and just 8 minutes' walk. You'll also find Wanstead High School (rated 'Good') approximately 25 minutes' walk away. There are also several 'Outstanding' nurseries nearby.

A note from the owners

“This house has supported our growing family over the years and given us so many wonderful memories with each other and also family, friends and neighbours. The double living room is where the whole family congregates in the evening with a space for everyone to be; we’ve spent many lovely birthdays and Christmases in the dining room, and the garden is beautiful all year round. We never thought we would leave, which is why we used the best fittings we could, with the view of extending the kitchen and loft. We are only moving as we have the rare opportunity to move into my husband’s family home, which is just around the corner!”



Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

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Contact: Oliver Dulson
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