






## Park Grove Road, Leytonstone, London, E11

Offers In Excess Of £850,000

Freehold

**FOR SALE**

 1  2  3

- 3 Bedroom Victorian semi-detached house
- Kitchen-diner
- Basement
- Gas central heating
- Close to Wanstead Flats Common
- Leytonstone High Road Overground station: 0.1 mile
- Leytonstone tube station: 0.4 mile
- Council tax band: C
- Rear garden: approx 35ft
- Internal: 1593 sq ft (148.0 sq m)

A Victorian home of grand proportions that oozes comfort, in the culturally rich area of Leytonstone. The lounge at the front is the first of 2, and has a bay window, original fireplace and wooden floors, which run through most of the property.

The kitchen-diner is a spacious and creatively designed hub, where kitchen units with bespoke worktops connect the cooking space to the dining and lounge areas, all with the lush backdrop of the garden. The room is filled with natural light and a beautiful setting to gather people to relax and entertain, with sliding doors that open onto the landscaped garden; there's strong sunlight in the morning and into the late afternoon and early evening. The clarity of the space could also be due to the bonuses of a larder, boiler room and utility space, plus a basement. There's also a ground floor WC.

Upstairs the bedrooms are spacious, comfy and calm, with bespoke storage in the front room. Also a stylish 3 piece family bathroom.

Park Grove is a friendly, tree-lined road a few minutes' walk from the town centre in the historical area of Leytonstone. Where there's an exciting variety of independent shops and restaurants, including Singburi Thai (TimeOut's Restaurant of the Year 2021) just around the corner. Also the Filly Brook Bar & Restaurant, Mammoth Tap, Dina on the High Road, Homies on Donkeys and Burnt, all recommended by the current owners, with more on nearby Francis Road including great delis and organic grocers. There's a strong selection of nurseries and highly rated schools within walking distance, plus Leytonstone Leisure Centre, parks and the wild and beautiful green spaces of Wanstead Flats, less than 10 minutes' walk away. Local transport is excellent with Leytonstone High Road Overground a 5 minute walk, and Leyton & Leytonstone tubes both a 5 minute cycle away. Local bus routes can take you to retail heaven at Westfield, Stratford in 12 minutes, where there are further transport services. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to basement, reception room one and kitchen/diner.

### Basement

19'0 x 16'0

### Reception Room One

14'5 x 13'0

### Kitchen/living room

21'0 x 16'2

Door to rear garden. Open to kitchen.

### Kitchen

10'0 x 9'5

Door to utility room & ground floor WC.

### Utility Room

### Ground Floor WC

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

18'0 x 11'2

### Bedroom Two

12'0 x 10'0

### Bedroom Three

10'0 x 7'5

### First Floor Bathroom

10'7 x 7'2

### Rear Garden

approx 35'

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: D (68)

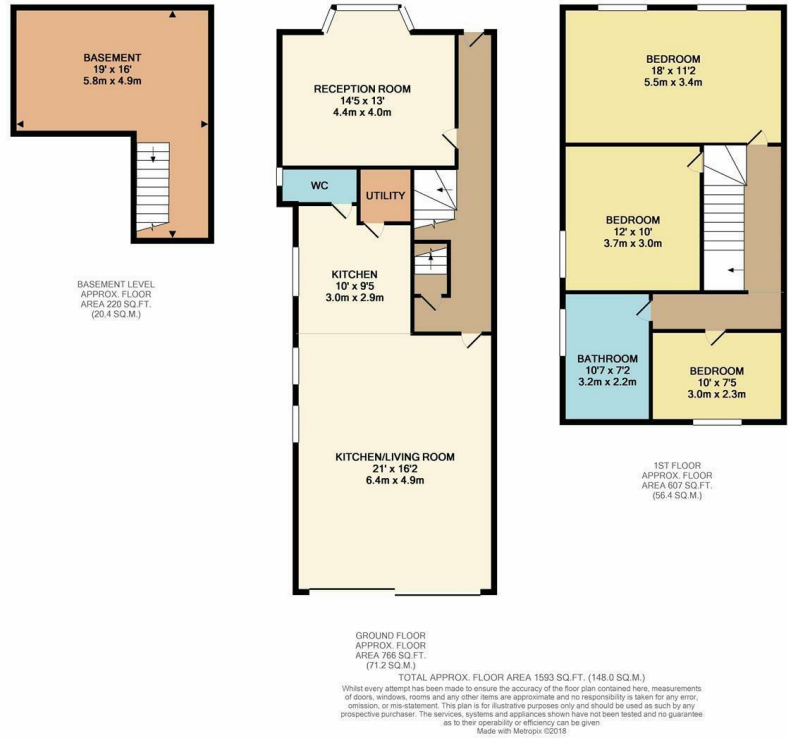
### Notice:

All photographs are provided for guidance only.

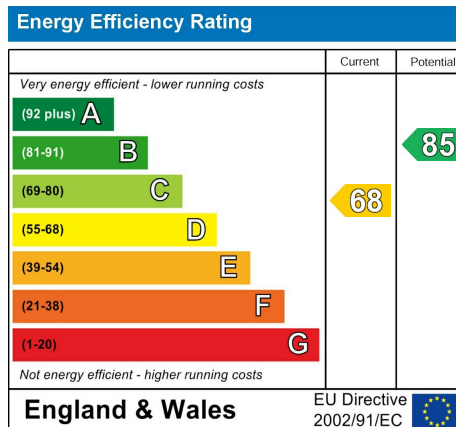
### Disclaimer:

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## FLOORPLAN



## EPC RATING



## MAP



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