



Wallwood Road, London, E11

BUTLER & STAG





# Imposing Victorian home situated on a sought-after turning in Upper Leytonstone, located just a stone's throw from Leytonstone Central line and Hollow Ponds.



## Freehold

- Semi-detached Victorian property in Upper Leytonstone
- Under 0.5 miles to Leytonstone Central line Station
- Four bedrooms
- Off street parking
- Short walk to Hollow Ponds and Wanstead Flats
- Three reception rooms

Nestled in the heart of Upper Leytonstone, this spacious 4-bedroom property on Wallwood Road offers an exceptional opportunity for those seeking a home with character and the potential to create their dream living space. With 3 reception rooms and a sun-soaked south-facing garden, this property promises a lifestyle of comfort and convenience.

Wallwood Road is ideally suited for either a wander into the bustle of High Road Leytonstone or down to lovely Leyton Village on Francis Road.

Between the two, you'll find plenty of local favourites to explore, including popular watering holes such as the Heathcote & Star pub and Fillybrook craft beer hall; authentic Thai cooking at The North Star; locally-brewed coffee at Perky Blenders; remarkable wines at Yardarm; and excellent pastries at both Wild Goose Bakery and Albert & Francis. Or try Italian restaurant, Mora; Michael's fish & chip shop just down the road; and Masala India.

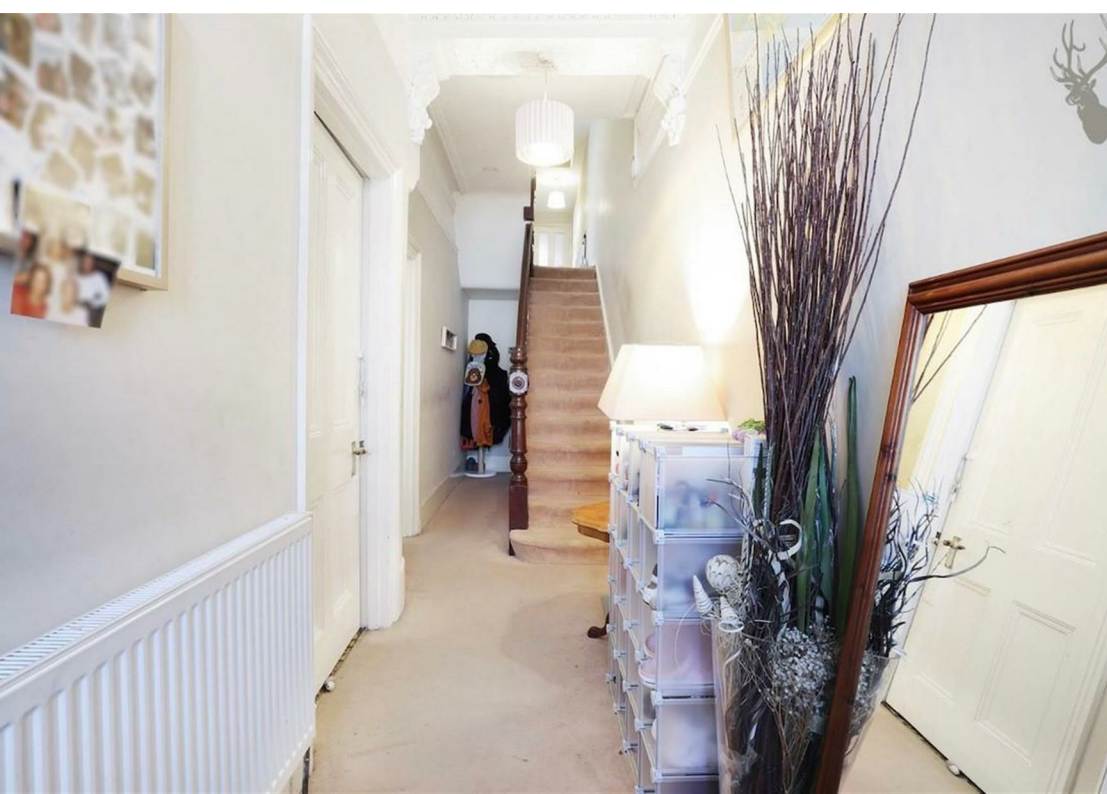
Five minutes' walk from the house, next to St Andrew's Church, the edge of Epping Forest beckons, part of over 2400 hectares of green open space and woodland easily accessible and to be enjoyed by foot, cycle, car and public transport.

Local schools include the Ofsted-rated 'Good' Gwyn Jones Primary (2 mins), Norlington School & 6th Form for Boys (1.6 mins), and Connaught School for Girls (14 mins). Excel Kids day nursery is just ten minutes by foot.

Leytonstone tube is a 10-minute walk, from where the Central Line whizzes into the City and West End, with a quick change at Stratford to the Jubilee line for Canary Wharf, the South Bank and Westminster. The station sits on the merging point of the Central line loop, which means there's always lots of trains, and you'll be the first to hop on during the morning rush hour. Leyton Midland Road Overground, which will take you to Kings Cross and St Pancras in 25 minutes, is 15 minutes by foot.









## Wallwood Road, E11

Approx. Gross Internal Area 1612 Sq Ft - 149.75 Sq M

BUTLER & STAG



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 8/9/2023

BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

www.butlerandstag.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.