



Mornington Road, Bushwood Area, E11

Price £875,000 Freehold

Exuding with charm and history, this beautifully unique three-bedroom, plus loft space, end-of terrace home is ideally situated amongst the popular turnings of both Barclay & Mornington Road, which are perfectly placed within the much sought after Bushwood area, just a short stroll away from the vast open fields of Wanstead Flats, yet within great access of High Street Shopping and local amenities. Transport links including Leytonstone Central Line tube station are within walking distance, helping to provide you with a convenient service into the City & beyond.

- Unique to the market three-bedroom end-of-terrace home
- Offered chain free
- Large loft space
- Located within the much sought after Bushwood Area
- Two reception rooms
- Large fitted kitchen / dining room
- Utility room incl. WC
- Easy to maintain paved rear garden with side access
- Short stroll to the vast open green spaces of Wanstead Flats
- Walking distance to transport links incl. Leytonstone Central Line tube station



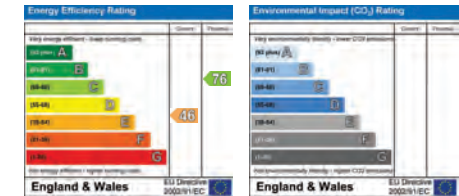
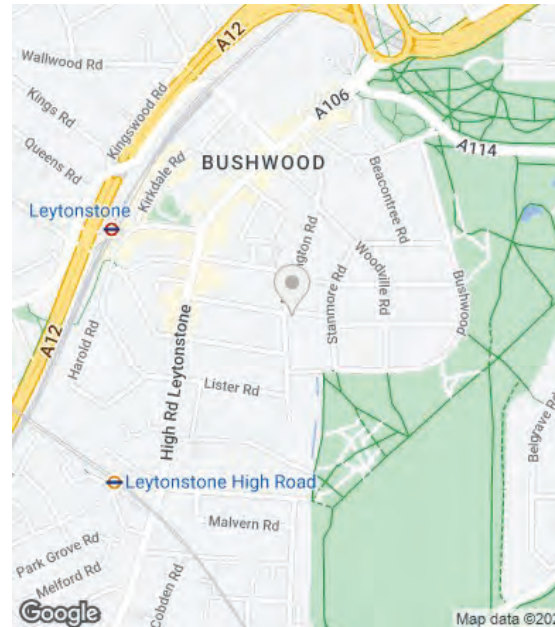
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020 3972 2001



APPROX. GROSS INTERNAL FLOOR AREA 1200 sq. ft / 110.11 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 1420 sq. ft / 132.85 sq. m (Excluding Restricted Height Area)

Plans are for illustrative purposes only and is not for scale.
Every attempt has been made to ensure the accuracy of the description shown. However all measurements, fixtures, fittings and floor coverings are approximate and intended for illustrative purposes only.
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(All measurements are approximate sizes and are given as a guide only as obstacles may have prevented accuracy)

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Planning & building regulations details for any works carried out on the property should be specifically verified by the purchaser's solicitor before proceeding with the purchase.

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Residing here:

This lovely home welcomes you via entrance on Barclay Road, upon entering you will first be greeted by the entrance hallway, then working your way to the front of the property you will find yourself in the first of two reception rooms that this home has to offer. The front reception room is adorned with bay window to the front and then a further two windows to the side aspect, allowing for an abundance of light and air to fill this roomy space.

Now working your way to the rear of the property, the second reception room will be your next point of call, another good size space which also leads itself seamlessly into the large kitchen / diner.

This homes kitchen / diner provides you with a bright and spacious area to cook up and serve all your favourite home cooked meals. The kitchen goes onto lead you into the convenient utility room with WC and then further out into the rear garden.

Upstairs and onto the first floor you will locate a good size main bedroom located to the front of the property which has an abundance of windows to bring light to the space, two further good size bedrooms and a bathroom suite.

Stairs to the first-floor landing will take you up to the loft space.

Externally: This home offers an easy to maintain paved rear garden to enjoy the warmer months in with a spot of alfresco dining. There is also access onto Barclay Road via the garden.

In addition:

New boiler installed September 2023

Short stroll to the vast open green spaces of Wanstead Flats

Great access to main shopping areas and local amenities

Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village

Road links incl. A12, A406 & M11

Council Tax Band: D



Note From Owner

"We've enjoyed living here since 2001, over which time our family has changed from one newborn to two fully-grown adults. The location is great for transport and shopping, plus many excellent independent cafes, pubs and restaurants. It's about as close as you can get to the open spaces of Wanstead Flats, too.

The Bushwood area has a strong sense of community, with a very active and inclusive residents' association - we'll be chatting with friends and neighbours pretty much every time we spend a few minutes out on the streets.

It's really unusual for an end-of-terrace to have all of these windows - having so much natural light is a big bonus, and the house keeps cool in summer as they're mostly north-facing. None of the three bedrooms have any adjoining walls in common, meaning that we all get a good level of privacy."

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Living Room
14'9 x 12'11

Second Reception
14'2 x 10'3

Kitchen/Diner
18'8 x 12'6

Utility Room
10'7 x 6'5

Ground Floor WC

Bedroom One
16'2 x 10'7

Bedroom Two
14'11 x 11'1

Bedroom Three
10'11 x 10'3

First Floor Bathroom Suite

Loft Space
13'4 x 10'6

Secluded Rear Garden
31'9 x 10'8 approx

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