

# Scarborough Road,

Leytonstone, E11



**Theydons.**

# HOME STORY

Lovingly transformed by its current owners to an exceptional standard, this beautifully renovated four-bedroom end-of-terrace home offers the perfect blend of style, comfort, and location. Tucked away in a sought-after pocket of Leytonstone, the property benefits from being on a traffic-restricted road, meaning it can no longer be used as a through route. The result? A far quieter, safer, and more peaceful setting that truly enhances the sense of calm as soon as you arrive.

It's ideally positioned just a short stroll from Leytonstone Central Line station and local bus routes, keeping you effortlessly connected to the City and beyond. For the cyclists, a network of scenic cycle routes lies practically on your doorstep.

Moments away, the popular High Road Leytonstone awaits with its eclectic mix of eateries, cafés, and essential amenities. From Tesco Superstore and Aldi to the soon-to-arrive M&S Food (hopefully landing this summer), your daily needs and little luxuries are also well catered for. Venture just five minutes on foot and you'll uncover local gems like Filly Brook, Unity Café, Arch Deli, Heathcote & Star pub, and the charming Jo & Kesi boutique, perfect for unique homeware finds and thoughtful gifts. Francis Road, just a short walk away, is a hub of independent shops and will soon host a weekly market curated by Kerb – the team behind some of London's leading food markets. It's a new addition that builds on the area's growing food scene, already known for local favourites like Burnt, Bamboo Mat, and Homies on Donkeys.

And when it's time to unwind, the expansive green spaces of Hollow Ponds and Epping Forest are within easy reach, ideal for peaceful morning walks, weekend family adventures, or simply reconnecting with nature.





# RESIDING HERE

From the very first glimpse, this elegant four-bedroom home invites you to slow down and savour every detail. Behind a charming gated front garden, a beautifully painted blush door welcomes you into a grand entrance hallway, where tiled flooring, ornate ceiling coving, and a chic stair runner set a tone of timeless sophistication. A stunning first impression, sure to wow guests and make every return home feel special.

To the front of the home, a bright bay-fronted living room awaits. With its stylish wooden shutter blinds, a striking feature fireplace, built-in shelving, and a graceful ceiling rose, this space seamlessly balances warmth and elegance, perfect for cosy evenings or entertaining with ease.

Further along the hallway, discover a cleverly tucked-away understairs WC and storage nook, ideal for coats, boots, and everyday essentials. And then, prepare to fall in love with the heart of the home: a truly showstopping open-plan kitchen and dining space. Thoughtfully designed for both form and function, it's a cook's dream with high-spec appliances and a breakfast bar that invites you to linger over morning coffee. The dining area, bathed in natural light, flows effortlessly through double doors into a beautifully landscaped garden, your private oasis for summer gatherings, BBQs, or tranquil evening unwinds.

A discreet utility room just off the kitchen adds to the home's practicality, with further access to the side garden.



Upstairs, on the first floor, the luxurious family bathroom makes a bold design statement with its freestanding bathtub and walk-in shower framed by a matte black grid screen, a truly spa-like experience. This level hosts three bedrooms: a spacious bay-fronted double with a cast iron fireplace and built-in storage, a second well-proportioned double with sleek fitted wardrobes, and a third room perfect for a nursery, home office, or creative retreat.

Ascend to the second floor and discover a true sanctuary, the main bedroom suite. Here, a Juliet balcony brings in light, while a walk-in wardrobe and elegant en-suite shower room give the space a boutique hotel feel, crafted for comfort and calm.

Externally: The landscaped rear garden is a dream for alfresco living, thoughtfully designed with a mix of tiled and paved seating areas, a lush lawn, and a handy side access. Whether it's weekend brunches in the sun or quiet moments under the stars, this garden is ready to host your best moments.



# THE STORY CONTINUES...

Short walk to the pedestrianised Francis Road area hosting an array of independent eateries & boutique shopping

Great access to transport links, local cafés and amenities

Walking distance to the beautiful Hollow Ponds & Epping Forest

Road links incl. A12, A406 & M11

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

Council Tax Band: C



## FINER DETAILS

Offers in excess of £925,000

Freehold

Council Tax Band: C

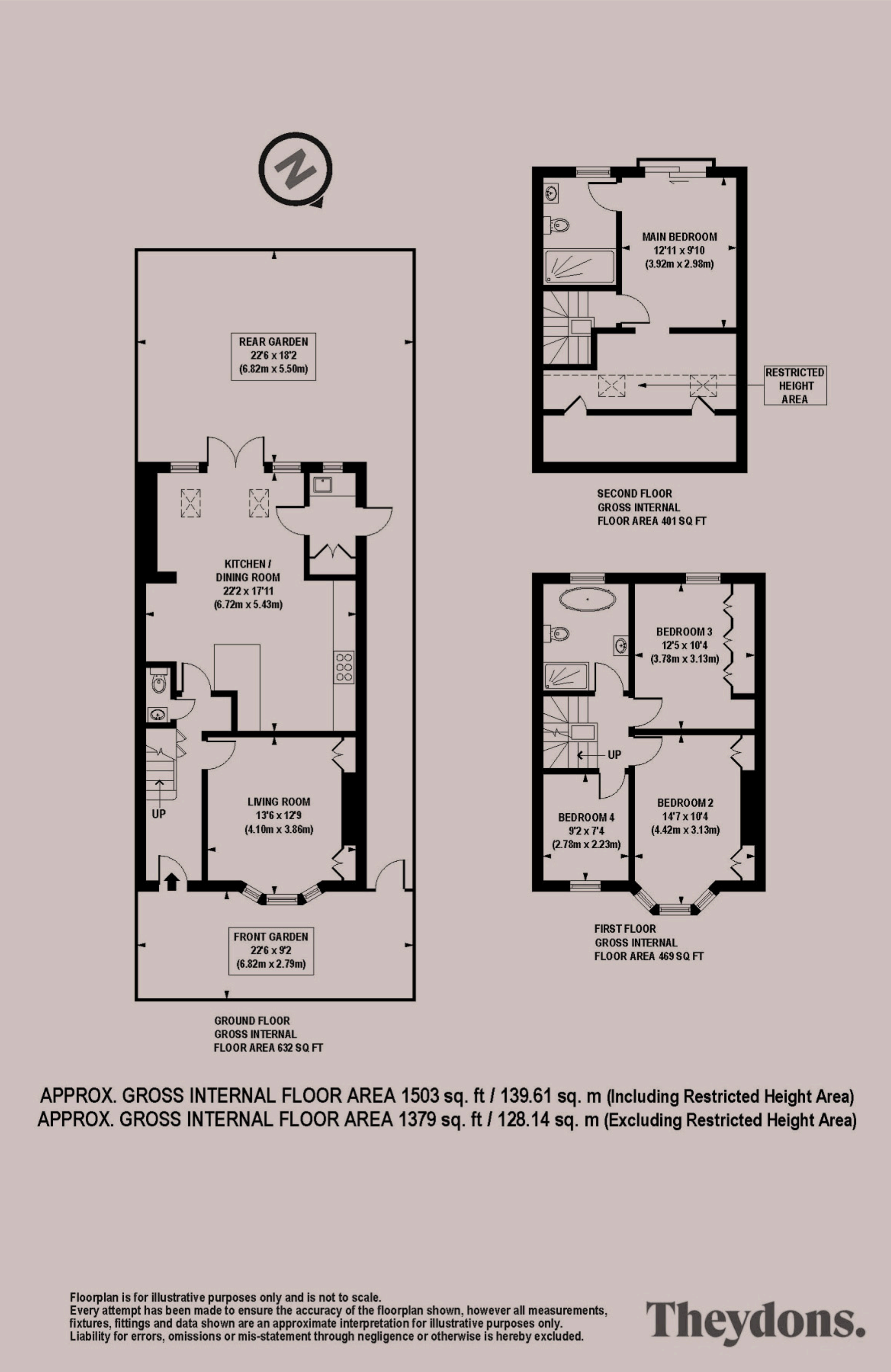




# HOME FEATURES

- Beautifully renovated four bedroom end-of-terrace home
- Freehold
- Superbly situated for access to High Rd & local amenities
- Walking distance of transport links incl. Central Line tube
- Close to popular bars, cafés & boutique shopping
- Gated front garden with side access
- Inviting entrance hallway with chic tiled flooring
- Bright bay-fronted living area incl. feature fireplace
- Ground Floor WC
- Elegant open-plan living / dining area
- Sleek fitted units with charming work surface
- Double doors leading out into the garden
- Utility Room with access into side garden
- Serene bathroom suite with additional shower & freestanding bath
- Two good size double bedrooms to first floor
- Third bedroom to first floor / nursery / study
- Bright & airy fourth bedroom to second floor / loft conversion
- Walk-in wardrobe space to fourth bedroom
- Stunning en-suite shower room to fourth bedroom
- Landscaped rear garden
- EPC Rating C

Score	Energy rating	Current	Potential
92+	A		<div>85 B</div>
81-91	B		
69-80	C		
55-68	D	<div>64 D</div>	
39-54	E		
21-38	F		
1-20	G		



## ROOMS

- Living Room 13'6 x 12'9 (4.10m x 3.86m)
- Ground Floor WC
- Kitchen / Dining Room 22'2 x 17'11 (6.72m x 5.43m)
- Utility Room
- Rear Garden 22'6 x 18'2 (6.82m x 5.50m)
- Bedroom Two 14'7 x 10'4 (4.42m x 3.13m)
- Bedroom Three 12'5 x 10'4 (3.78m x 3.13m)
- Bedroom Four 9'2 x 7'4 (2.78m x 2.2)
- Family Bathroom Suite
- Main Bedroom 12'11 x 9'10 (3.92m x 2.98m)
- Elegant En-Suite Shower Room



# HOME GALLERY

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