

Park Grove Road,

Leytonstone, E11



Theydons.

HOME STORY

Step into a lifestyle of comfort and convenience with this beautifully presented three-bedroom terraced home, perfectly positioned just moments from the vibrant High Road Leytonstone. Here, your day-to-day is effortlessly catered to with an array of popular cafés, restaurants, and essential amenities, from a Tesco Superstore and Aldi to the eagerly anticipated M&S Foodhall, all just a short stroll away.

Commuters will appreciate the seamless connectivity, with High Road Leytonstone Overground station just a walk away and both Leyton and Leytonstone Central Line stations within easy reach, ensuring the City and beyond are always accessible. A network of bus routes and dedicated cycle paths makes getting around even simpler.

For a breath of fresh air, enjoy your daily walks through the tranquil greenery of Wanstead Flats & Jubilee Pond. And when the weekend calls for adventure, the Queen Elizabeth Olympic Park and East Village await, packed with open spaces and eateries, all easily reached by public transport.



RESIDING HERE

Welcome Home

Nestled behind a charming gated front garden with a classic tiled path, this beautifully presented three-bedroom home effortlessly combines timeless character with everyday practicality. From the moment you step through the front door into the inviting entrance hall, you'll feel the warmth and personality this home exudes.

Effortless Living, Designed for You

At the front of the home, a grand bay-fronted through lounge welcomes you with its graceful feature fireplace and a generous rear window that frames views of the garden. This elegant yet flexible space easily adapts to your lifestyle, whether you envision cosy movie nights, formal dining occasions, or a vibrant family play area, the options are endless.

Continue through the hallway, where a conveniently placed understairs WC adds a practical touch, before arriving at the heart of the home - the kitchen. Spacious and thoughtfully designed, this room features sleek fitted units, tiled surrounds, and integrated appliances including an oven, hob, and extractor. Whether you're crafting weeknight meals or entertaining guests, this is a kitchen that inspires creativity.



Peaceful Retreats Upstairs

Upstairs, you'll find three well-proportioned bedrooms, each offering a restful haven at the end of the day. The principal bedroom, located at the front, is graced with a bay window, filling the room with natural light and adding a sense of space and serenity.

Completing the upper floor is a stylish and calming bathroom suite, the perfect place to unwind with a long soak in the bathtub after a busy day.

Outdoor Bliss

Step outside into your private rear garden, a delightful combination of lawn and a decked seating area. Whether you're enjoying a quiet morning coffee or hosting summer barbecues with family and friends, this outdoor space is an extension of the home you'll cherish.

THE STORY CONTINUES...

Walking distance to Leytonstone Leisure Centre and the vibrant High Road

Excellent transport links to Westfield Stratford City, Queen Elizabeth Olympic Park & East Village

Easy access to the A12, A406 & M11 for seamless road connections

Nearby supermarkets, cafes, and local amenities ensure daily convenience



FINER DETAILS

Asking Price £795,000

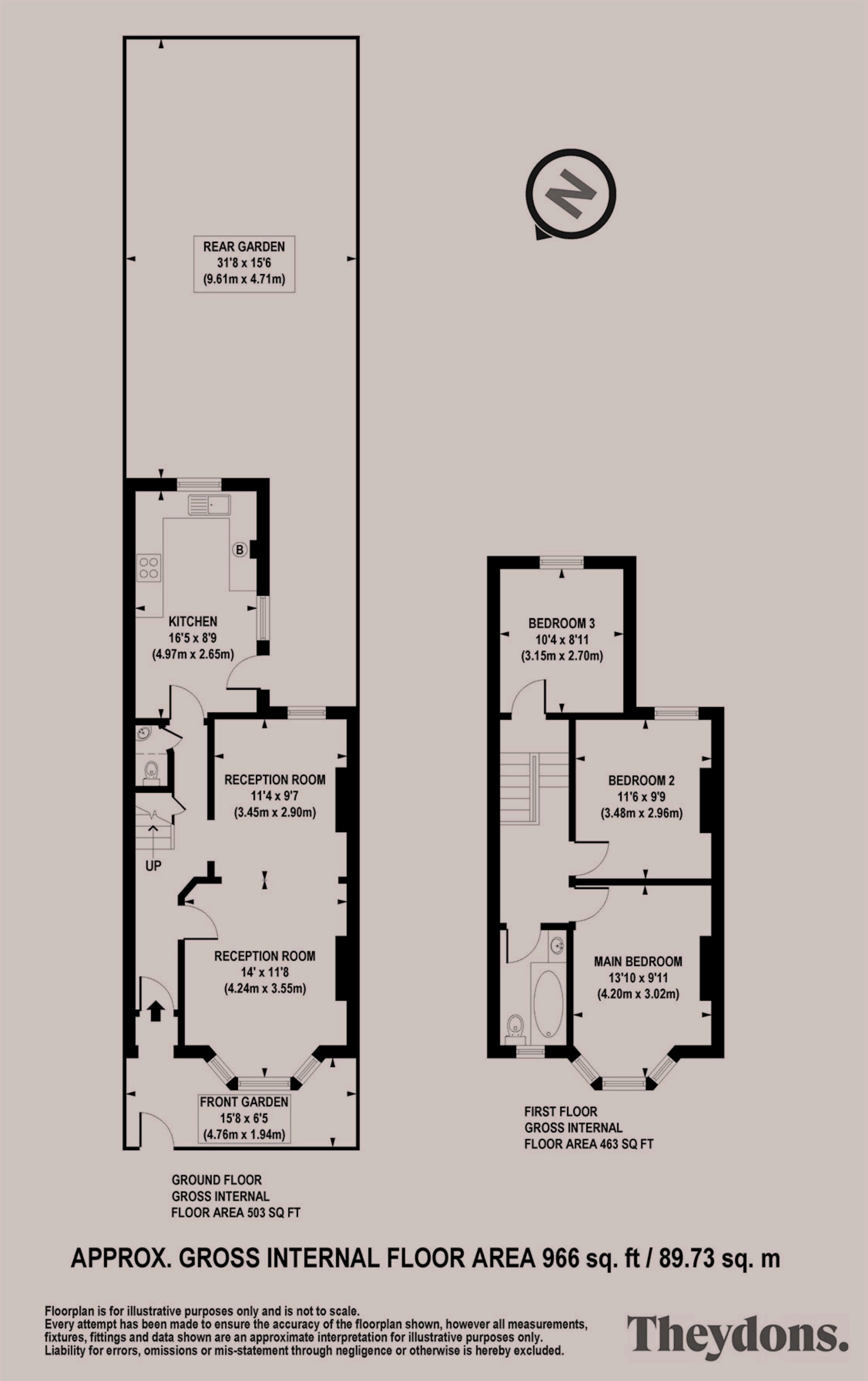
Freehold

Council Tax Band: C



HOME FEATURES

- Beautifully presented three-bedroom terraced home
- Freehold
- Chain Free
- Gated front garden
- Bright entrance hallway with understairs WC
- Spacious bay-fronted through-lounge
- Sleek fitted kitchen / diner incl. integrated oven & hob
- Three good size bedrooms to first floor
- Serene first floor bathroom suite
- Recently refurbished wooden floors in the lounge, bedrooms & kitchen
- Well-maintained rear garden with shed
- Great access to transport links incl. Central Line tube station
- Walking distance of main shopping area & local amenities
- EPC Rating D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

ROOMS

- Reception Room Front 14' x 11'8 (4.24m x 3.55m)
- Reception Room Rear 11'4 x 9'7 (3.45m x 2.90m)
- Fitted Kitchen 16'5 x 8'98 (4.97m x 2.65m)
- Bedroom One 13'10 x 9'11 (4.20m x 3.02m)
- Bedroom Two 11'6 x 9'9 (3.48m x 2.96m)
- Bedroom Three 10'4 x 8'11 (3.15m x 2.70m)
- Rear Garden 31'8 x 15'6 (9.61m x 4.71m)

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HOME GALLERY





Note From Owner...

"Park Grove Road is an ideal quiet location as I worked late and needed to be in a quiet environment but yet close to all public transport."





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with this beautifully
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