

# Wallwood Road,

Upper Leytonstone, E11



**Theydons.**

# HOME STORY

Tucked away in the heart of Upper Leytonstone, this exceptional five-bedroom semi-detached home offers more than just spacious living, it promises a lifestyle. With generous off-street parking and a 138ft (approx.) rear garden complete with annex, this is a rare find where comfort meets convenience. Perfectly positioned just a short stroll from Leytonstone Central Line station, an array of bus and cycle routes ensures seamless access to the City and beyond.

For daily essentials and weekend indulgences, High Road Leytonstone is just around the corner, home to an eclectic mix of popular eateries, well-loved amenities, and major supermarkets including Tesco, Aldi, and the eagerly awaited M&S Food Hall.

When it's time to unwind, the picturesque open spaces of Hollow Ponds and Epping Forest offer the perfect escape, a serene pocket of nature right on your doorstep.



# RESIDING HERE

## A Warm Welcome Home

Step inside this charming and versatile home, first greeting you with the convenience of off-street parking, a practical touch for everyday life. From here, you're led to the welcoming entrance hallway, which also provides access down into the basement, a hidden bonus waiting to be put to use.

To the front of the home, you'll discover the first of two elegant reception rooms. This spacious, bay-fronted lounge is bathed in natural light and features a stylish feature fireplace, perfect for curling up with your favourite book or settling in for a cosy movie night.

Just behind, a second reception room awaits. With another beautiful fireplace, a decorative archway, and direct access to the rear garden, this space is brimming with charm and flexibility. Whether you envision it as a formal dining area, creative space, or children's playroom, it can easily adapt to your needs.

## The Heart of the Home

At the rear of the property lies the generous kitchen and dining area, the true hub of the home. Designed for those who love to cook and entertain, it boasts ample fitted wall and base units, integrated appliances, and plenty of space to host family and friends. Open the door to the garden, and you've got the perfect setting for alfresco dining and summer BBQs.

Just off the kitchen, a handy utility area and downstairs WC add even more functionality to the ground floor layout.



## Rest and Recharge

Upstairs, the first floor features two good-sized double bedrooms, both with built-in wardrobes for tidy, practical storage and the luxury of an en-suite shower room, offering a private retreat for busy mornings.

Three further bedrooms provide plenty of options for growing families, home offices, or guest stays, while the family bathroom impresses with a modern suite, built-in storage, and a bathtub perfect for a relaxing soak.

## A Garden for All Seasons

Step outside and you'll find a truly standout feature, a 138ft (approx.) rear garden, offering space to unwind, entertain, and let the kids play. At the far end, discover a self-contained annex, complete with power, lighting, and a sleek modern shower room, an ideal solution for guests, a home studio, or even a peaceful work-from-home setup.

# THE STORY CONTINUES...

Walking distance to transport links & local amenities

Moments from vibrant High Road shopping

A short stroll to Hollow Ponds & Epping Forest for weekend walks

Quick access to A12, A406 & M11 road links

Easy connections to Westfield Stratford City, Queen Elizabeth Olympic Park, and East Village



## FINER DETAILS

Asking Price £1,600,000

Freehold

Council Tax Band: E

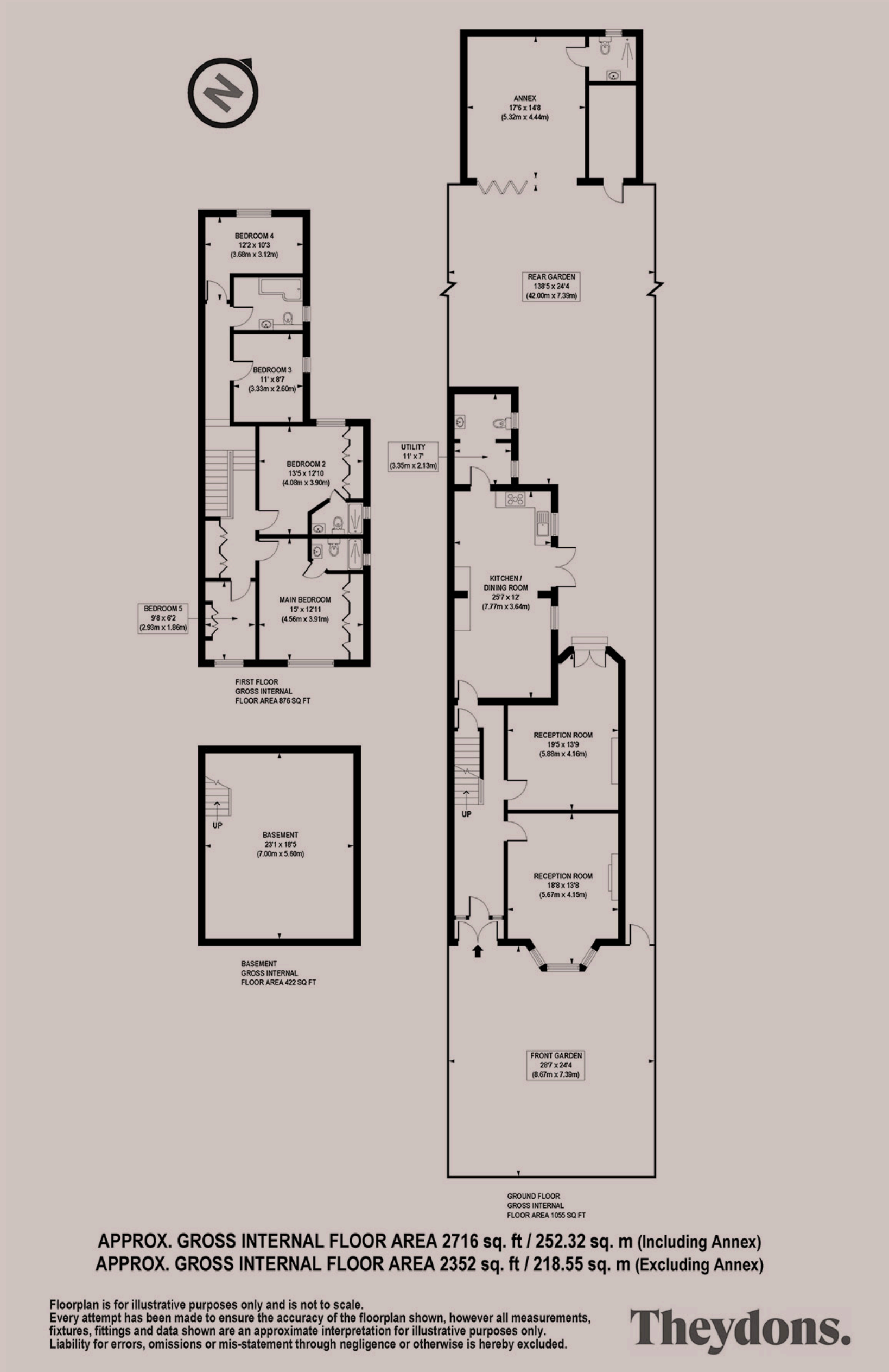
EPC Rating D



# HOME FEATURES

- Exceptional five-bedroom semi-detached home
- Freehold
- Driveway with ample off-street parking to front
- Inviting entrance hallway with access to basement
- Large bay-fronted living area with feature fireplace
- Second good size reception with access to rear garden
- Large fitted kitchen / diner incl. integrated appliances
- Utility room with WC
- Large 138ft approx. rear garden
- Annex with power & lighting to garden
- Shower room to annex
- Fitted wardrobes & en-suite shower rooms to main & second bedrooms
- Attractive bathroom suite
- Ideally located within the popular Upper Leytonstone Area
- Within walking distance of Leytonstone Central Line tube station
- Close to main shopping area & local amenities

Score	Energy rating	Current	Potential
92+	A	56 D	73 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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# ROOMS

- Reception Room One 18'8 x 13'8 (5.67m x 4.15m)
- Reception Room Two 19'5 x 13'9 (5.88m x 4.16m)
- Kitchen / Dining Room 25'7 x 12' (7.77m x 3.64m)
- Utility / WC 11' x 7' (3.35m x 2.13m)
- Rear Garden 138'5 x 24'4 (42.00m x 7.39m)
- Annex with shower room 17'6 x 14'8 (5.32m x 4.44m)
- Main Bedroom 15' x 12'11 (4.56m x 3.91m)
- Ensuite Shower Room to Main Bedroom
- Bedroom Two 13'5 x 12'10 (4.08m x 3.90m)
- Ensuite Shower Room to Second Bedroom
- Bedroom Three 11' x 8'7 (3.33m x 2.60m)
- First Floor Bathroom Suite
- Bedroom Four 12'2 x 10'3 (3.68m x 3.12m)
- Bedroom Five 9'8 x 6'2 (2.93m x 1.86m)
- Basement 23'1 x 18'5 (7.00m x 5.60m)

# HOME GALLERY

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# Note From Owner...

*"This is a rare opportunity for potential buyers. we are the second family to own this house. It was built in 1875 by the Barclay family and was sold to the previous owners, where it remained for 3 generations until we bought it as a private sale 20 years ago.*

*It has never been on the market. The second reception room still has the original 1960's lighting pendent and art deco fireplace. The new owners will be the third family to own this property in 150 years."*





*“Tucked away in the heart of Upper Leytonstone, this exceptional five-bedroom semi-detached home offers more than just spacious living, it promises a lifestyle.”*



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