

## CANN HALL ROAD, LEYTONSTONE

### Offers In Excess Of £775,000 Freehold

### 4 Bed House



#### Features:

- Four Bedroom House
- Through Reception with High Ceilings
- Wide Kitchen Diner
- Packed with Period Features
- Three Double Rooms to the First Floor
- Stylish Family Bathroom
- Original Wood Flooring
- Potential to Extend Further STPP
- Great Transport Links

A beautifully stylish and spacious four bedroom Victorian family home, arranged over three storeys and brimming with vintage character throughout, from high ceilings to original timber floorboards. Maryland station is just half a mile on foot.

The natural greenery, woodlands and ponds of Wanstead Flats are just over ten minutes away on foot. Once the favoured playground of Tudor kings and queens, this is still some of the wildest, wide open green space for miles around, and a great spot to have on your doorstep.

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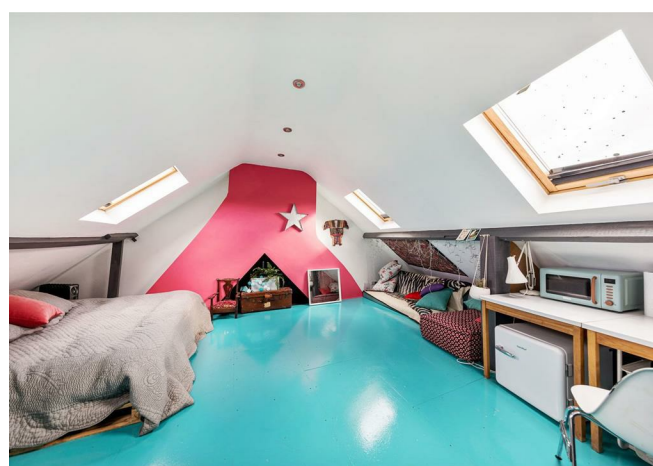
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IF YOU LIVED HERE...

You'll be luxuriating among a wealth of period features and vintage style - your twin receptions are separated by original timber internal doors. Throw these back to create a twenty six foot deep through lounge, with artfully distressed vintage floorboards underfoot and strikingly tiled period hearths front and back. Dual aspect, naturally bright and with classic mouldings to the high ceilings, it's a sublime hosting space.

Double doors lead out into your sheltered side return and on into your garden, for Trulawn surrounded by raised beds. Back inside and there are more vintage floorboards underfoot in your kitchen, with a striking green statement wall opposite a pristine white suite of cabinets with smoky grey worktops and splashbacks. More natural light and lots of space for dining. Up your gorgeous timber staircase now, flanked by a deep pink and white paintjob.

Your principal bedroom sits to the front, 180 square feet with more vintage flooring, high ceilings, a vintage hearth and large bay window, all complemented by striking deep pink hues. Two more double sleepers, similarly styled, round out the first floor, along with your family bathroom - a vintage masterpiece finished in mint green and pristine white letterbox tilework from top to toe. Finally, up more timber stairs for your 250 square foot skylit loft

room, characterfully finished with splashes of colour and original beams.

As well as the great green expanse of Wanstead Flats within reach, you have a great choice of bars and restaurants nearby, centred around the social hub of Winchelsea Road, starting just half a mile away on foot. The Rookwood Village gastropub is well worth a visit, while craft beer fans will find a home at Pretty Decent Beer and The Wanstead Tap. Whenever you want to venture further afield, Maryland station is ten minutes on foot for the Elizabeth line and direct eleven minute connections to Liverpool Street.

WHAT ELSE?

- You're well served for local schools, with six 'Outstanding' primary/secondaries all less than a mile away on foot. A dozen more are just as close, and rated 'Good'.
- You have plenty of further development potential here, with scope to make more of that sheltered side return, as well as perhaps following your neighbours' lead and turning your loft space into a full second storey, as some of your neighbours have (subject to the usual permissions).
- It's just over fifteen minutes on foot to the endless shopping opportunities of Westfield, anytime you need some retail therapy.



A WORD FROM THE OWNER...

"Rose Villa is the most beautiful of houses, This is a very reluctant sale. I fell in love with this place back in 2010 when I first walked through the door and I still love it today. It is bursting with all its original features, a large Victorian Villa bursting with charm and character. The area has improved greatly over the time we have lived here, especially since the arrival of the Olympics in 2012. There is local farmers market every Sunday, a great Skate park and Cafe down the road at Cann Hall Park. We are also sandwiched between the lush green spaces of Wanstead flats / Epping forest and the burgeoning olympic park. With the V&A, Sadlers Wells and LCA all taking up residence in the Olympic park, not to mention the Aqua centre, Velodrome, Copper box etc. We als benefit from great transport links with Leyton, Leytonstone, Stratford all within easy walk. Its a vibrant family orientated community with loads going on, and so there are lots of families moving into the area and great schools for all ages. Family circumstances have changed but I will most definitely be staying in the area."

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**Reception Room**  
14'5" x 14'4"

**Bedroom**  
13'0" x 11'5"

**Reception Room**  
13'0" x 11'5"

**Bathroom**  
8'1" x 5'5"

**Lean To**  
11'6" x 6'8"

**Bedroom**  
11'10" x 11'8"

**Kitchen / Diner**  
18'0" x 11'8"

**Bedroom**  
22'5" x 12'3"

**WC**

**Garden**  
22'11"

**Bedroom**  
14'6" x 13'0"



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