

## FERNDALE ROAD, LEYTONSTONE

### Offers In Excess Of £875,000 Freehold

### 3 Bed House - Terraced



#### Features:

- Handsome Bay Fronted Victorian House
- Beautifully Curated
- Large Through Reception
- Stunning Bright Kitchen Extension
- Landscaped Garden
- Downstairs WC
- Close to Leytonstone High Road
- A Short Walk to Leytonstone Tube
- Moments to Bushwood

A striking, three bedroom, Victorian terrace, lovingly enhanced by the current owner's bold, vibrant refurbishment. You're also superbly located, with a quick and simple City commute, plus the open greenery of Wanstead Flats on your doorstep.

That City commute takes less than half an hour door to door, with Leytonstone tube station just ten minutes on foot for direct fourteen minute connections to Liverpool Street

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0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

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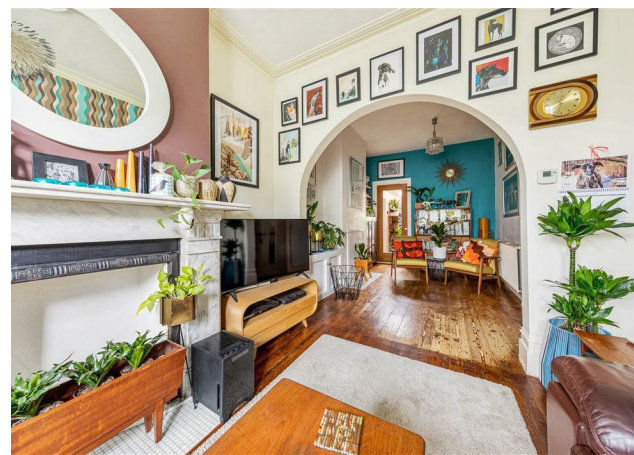
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IF YOU LIVED HERE...

You'll be spoiled for choice when relaxing and entertaining. Your 230 square foot through lounge bathes in light from the bay window and features a vintage style fireplace and statement, retro wallpaper. The original, timber flooring flows under your artful archway all the way to the rear. Borrowed, bright, light spills into both reception rooms via a blonde hardwood and glass door that leads to your home's masterpiece, the enormous, 250 square foot kitchen and hosting space.

From the immaculate, parquet flooring underfoot to the bank of luminous skylights overhead, the kitchen and dining area exude delightful decadence and retro chic. Using your sleek, integrated chef's oven and island, you'll be rustling up fantastic feasts and pushing back the concertina doors to extend everything even further, onto the beautiful patio and garden. Asiatic style planters and a tucked-away corner bench make this your own personal, tropical paradise.

Your principal, double bedroom features two windows, one bay and one sash, bathing the lovingly restored, blonde, hardwood floor in natural light. The sleeping arrangement are completed by two more bright, double bedrooms, one with a vintage pewter hearth and statement retro wallpaper. The family bathroom is an exciting arrangement of mint green, brickwork tiling and

monochrome, statement flooring, complete with clawfoot tub and classic, chrome fixtures and fittings.

Leytonstone High Road is just five minutes away for a fine choice of pubs, cafes and restaurants. But it's also well worth taking the ten minute walk through Wanstead Flats to the family-friendly Rookwood Village gastropub. A great place to eat and drink, setting you up nicely for a wander through the social hub of Winchelsea Road and winding up at the Wild Goose Bakery, situated under the old railway arches and serving up artisanal, daily bakes. Once the favoured hunting grounds of Henry VIII, Wanstead Flats are right on your doorstep. Perfect for walking, cycling or simply losing yourself in the vast, green, natural, wide open space.

WHAT ELSE?

- Parents will be delighted to learn that there are fourteen primary and secondary schools, within a one mile radius, rated 'Good' or 'Outstanding' by Ofsted.
- As noted, Leytonstone tube station is just ten minutes away. Leytonstone High Road overground is closer still, just five minutes on foot for the Gospel Oak to Barking Riverside line. A quick change at Blackhorse Road, three stops down, connects you to the Victoria tube line.
- For your new local look no further than the grandiose surroundings of The Red Lion Public House, Hotel and Ballroom, just a half a mile on foot.



A WORD FROM THE OWNER...

"We have loved living on Ferndale Road for the last 19 years. We love our Victorian Terrace and beautiful landscaped garden. It is a quiet road and everyone is very friendly with a community spirit. We're blessed with lovely neighbours too. The best part is being just steps away from Wanstead Flats! This is such a peaceful green space to escape from the hustle and bustle of life and we are so lucky to have this on our doorstep. We regularly walk to Wanstead Park and further afield, in just minutes you are enveloped in bird song and surrounded by nature.

We've seen the High Road change over the years with exiting new bars, restaurants and shops just a walk away; we are blessed with a choice of food and the excellent TFC and Stone Market that runs events and pop up food. Our favorite is the Friday night Stella Malaysian! The tube and overground are both within walking distance too so it is a perfect location for heading into town.

We'll be truly sad to leave our lovely home but a new adventure awaits."

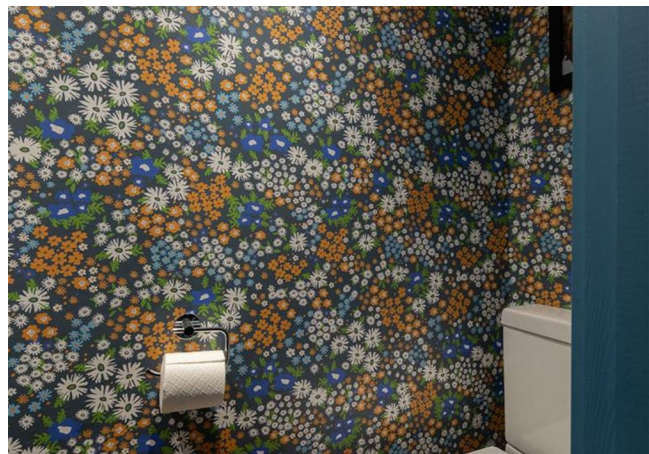
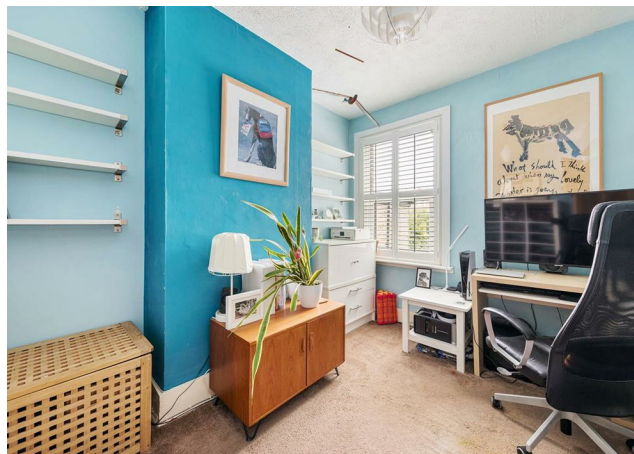
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**Reception Room**

12'9" x 10'8"

**Reception Room**

11'0" x 8'10"

**WC**

**Kitchen / Diner**

19'10" x 13'3"

**Bedroom**

14'2" x 12'9"

**Bedroom**

11'1" x 8'11"

**Bathroom**

7'3" x 6'2"

**Bedroom**

13'1" x 9'4"

**Garden**

29'6"



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