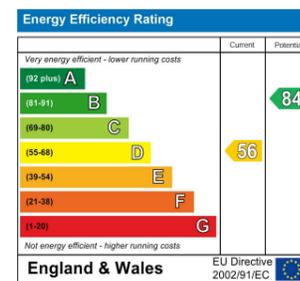
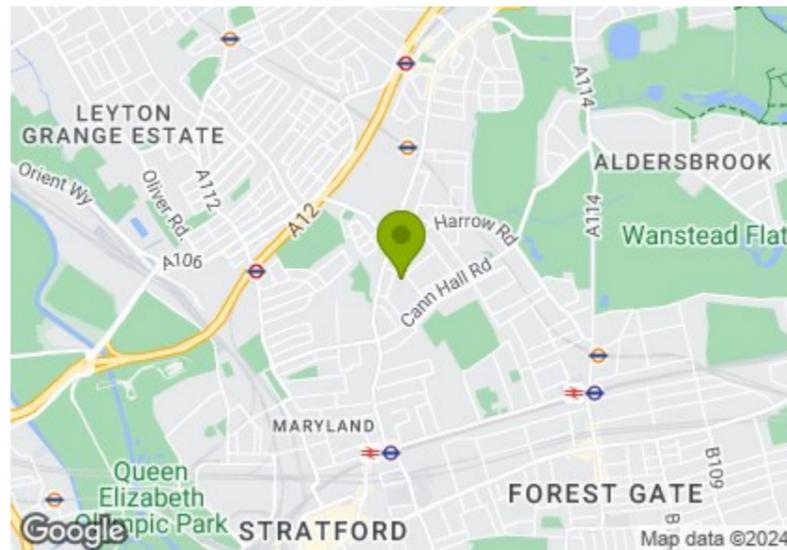


Total Area (Excluding Eaves Storage & Garden): 99.6 m<sup>2</sup> ... 1072 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## ELSHAM ROAD, LEYTONSTONE

### Offers In Excess Of £600,000 Freehold 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom Freehold House
- Bay Fronted
- Converted Loft
- Private Rear Garden
- Great Transport Links
- Close to Amenities
- A Short Walk To Wanstead Flats

This three bedroom mid terrace house has been extended into the loft to provide 1,072 square feet of living space over three floors. Located in an attractive tree-lined street of Victorian properties, it's close to all the amenities of Leytonstone High Street and Leyton tube station.

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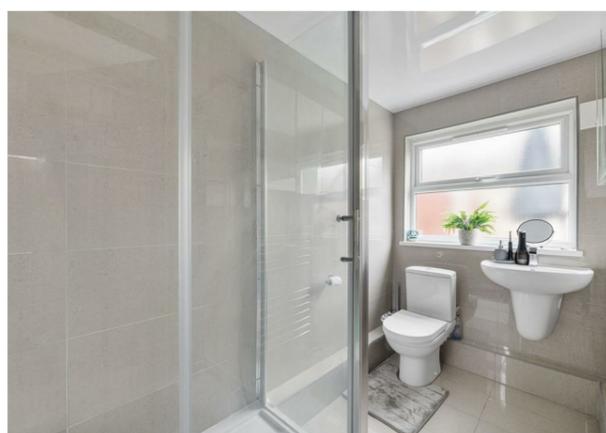
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IF YOU LIVED HERE...

You'd easily spot your unique home, with its distinctive exterior décor that highlights the ornate front bay window and entrance. Once inside you'd come from the hall into the large open-plan living room, formerly two rooms, flooded with daylight from a sunny southwest-facing bay window and a rear window with a garden view. This is zoned into a front lounge, with space for two large sofas, and a rear dining area.

An open doorway leads to the galley kitchen, which has fitted high gloss white wall and floor cabinets with a combination of integrated and freestanding appliances and a grey worktop and splash-back. There's a window above the sink to the side return and a door to the back hall that leads to the shower room, WC and garden.

The shower room and WC are both fully tiled. The shower room has a contemporary white suite, a heated towel rail and an obscured opening window, whilst the separate WC has a compact cloakroom washbasin and a small opening window.

There are two double bedrooms on the first floor, both white walls and tiled floors. The main front bedroom has two sunny street-facing windows whilst the rear bedroom has a view over the garden. The spacious loft bedroom on the top

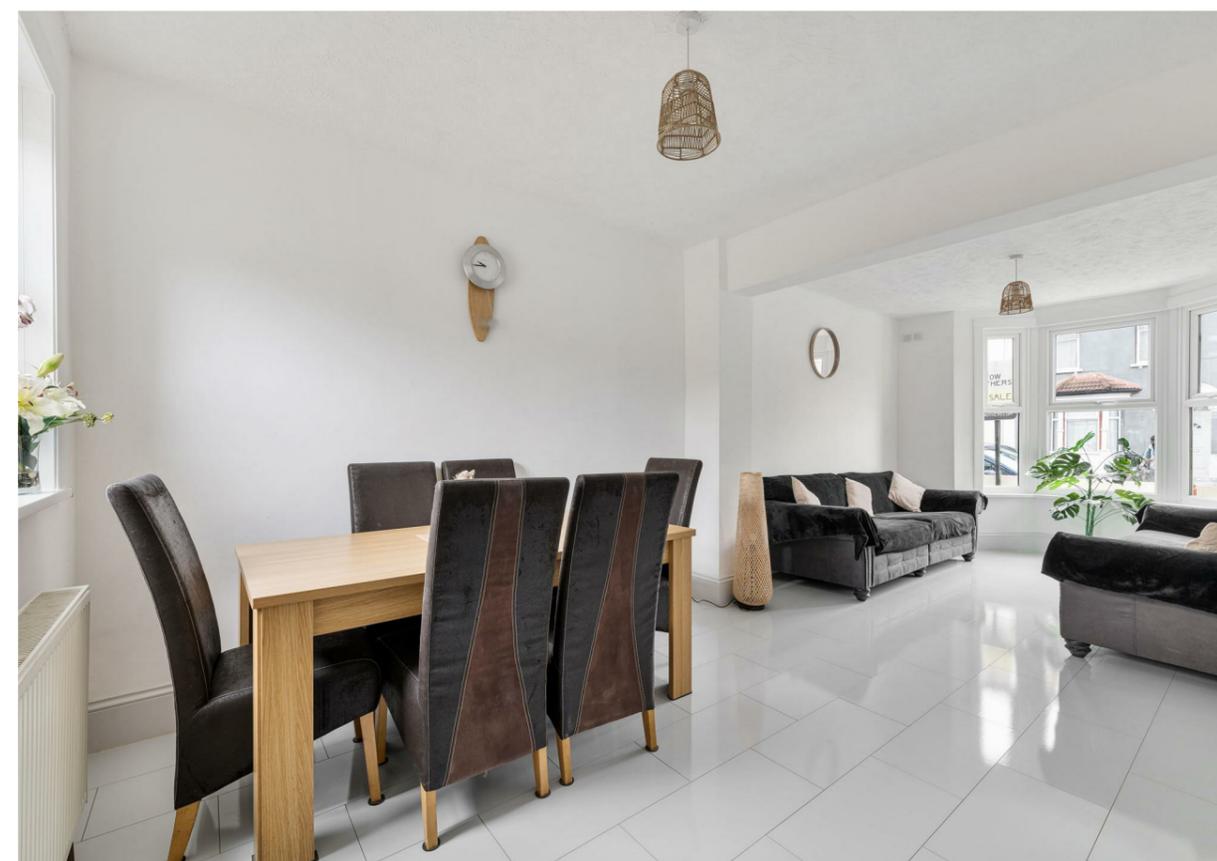
floor has great natural light from two large skylights and rear windows with high level views over the neighbouring gardens and rooftops. With downlights and eaves storage, this makes a perfect guest room and/or workspace.

Outside there's a 22ft paved side return and a 24 ft garden with an artificial turf lawn and block-paved terrace at the end.

The property has been refurbished throughout and is double-glazed. The décor is contemporary and crisp, featuring white walls, subtle grey tiling or carpet, and contemporary fixtures and fittings.

WHAT ELSE?

- You're just a couple of minutes from the wide selection of independent shops, cafés, and restaurants, and high street stores along Leytonstone High Road.
- Langthorne Park, a lovely local neighbourhood space on former hospital grounds with a play area, sports courts, wood, and café, is less than five minutes' walk away. And it's just a ten minute walk to Wanstead Flats.
- It's a 15 minute walk to Leyton tube station, which has Central Line trains to Stratford (2 minutes), Liverpool Street (12m), and the West End (22m). Or you can walk (24 min) or cycle (7 min) to forest Gate, where new Elizabeth Line trains have super-fast journeys into central London and on to Heathrow.



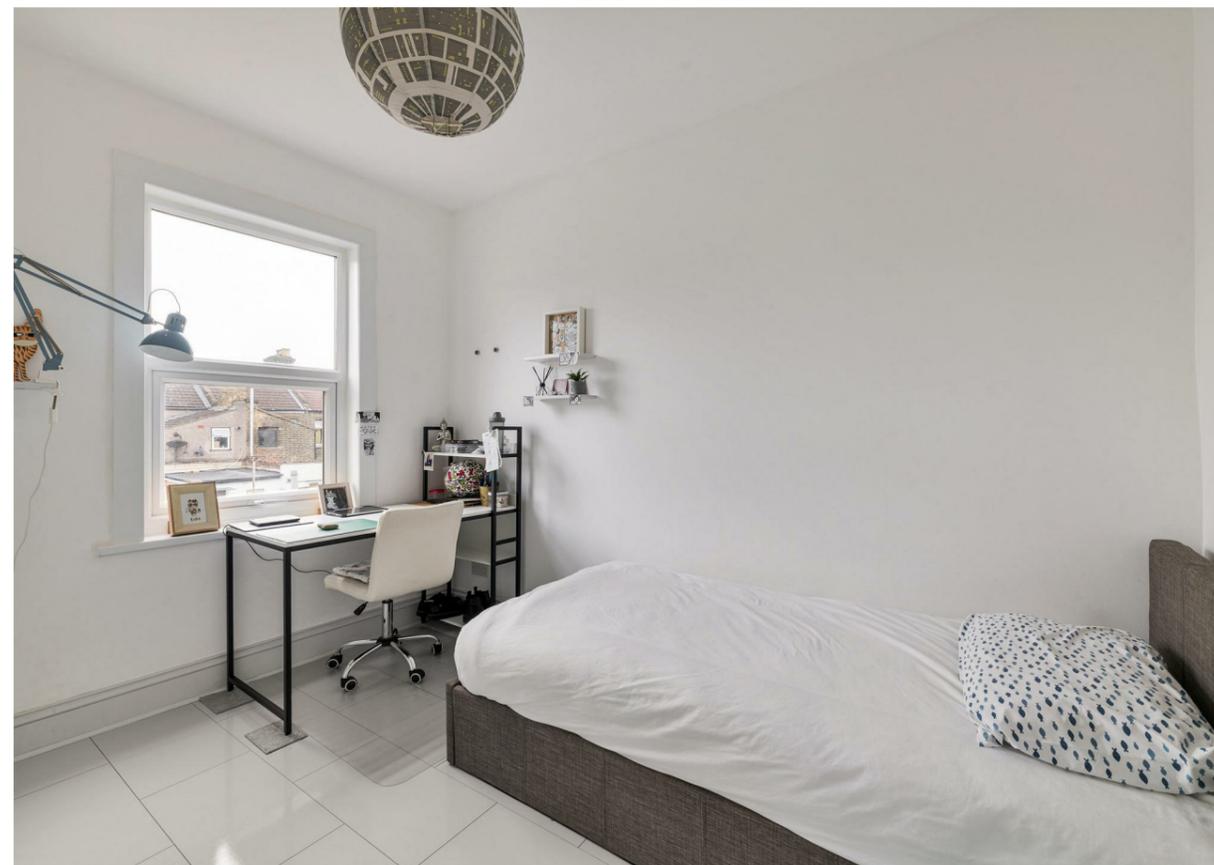
A WORD FROM THE EXPERT.....

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

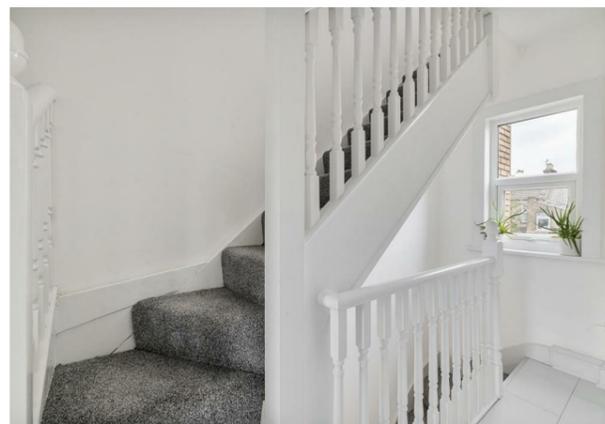
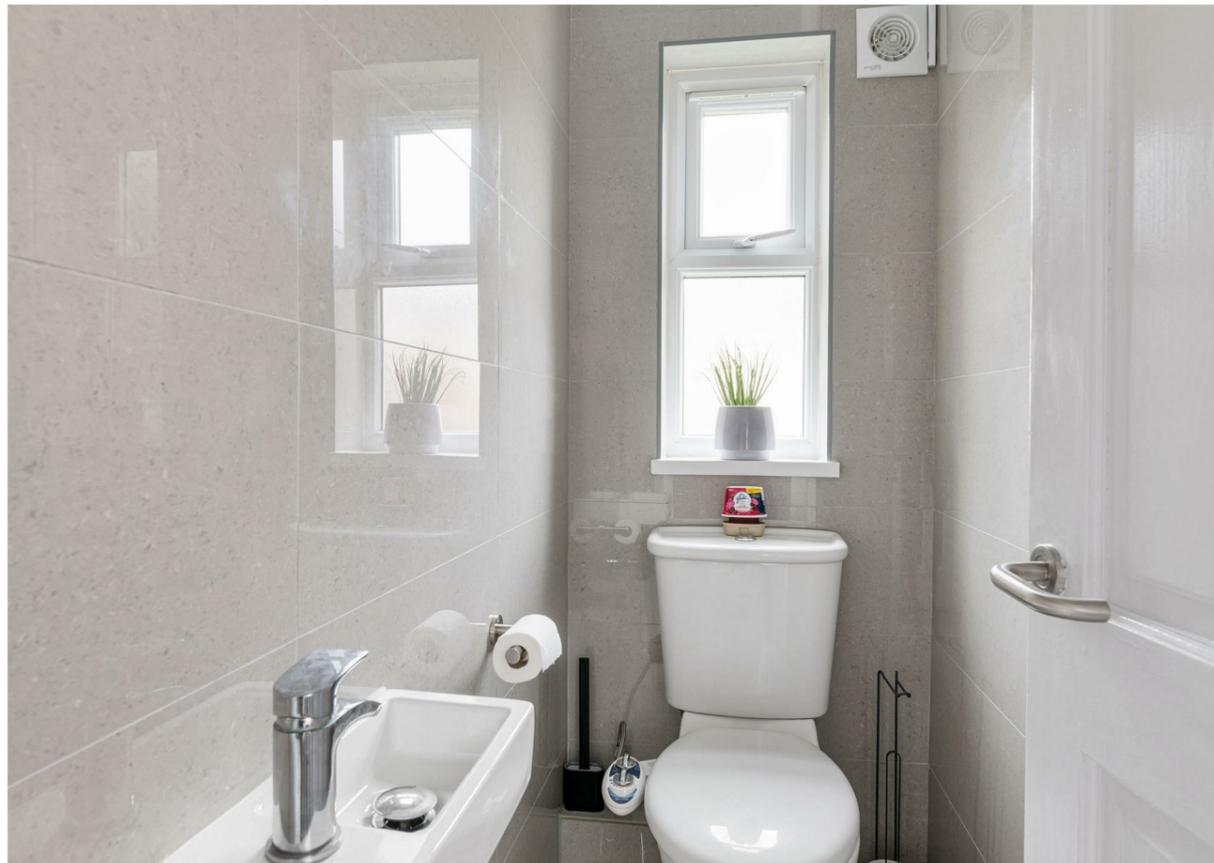
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**Reception**  
10'4" x 12'4"

**Bedroom**  
13'11" x 11'1"

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

**Bedroom**  
8'9" x 11'1"

**Kitchen**  
8'2" x 12'10"

**Bedroom**  
12'5" x 16'10"

**Bathroom**  
4'7" x 9'2"

**Eaves Storage**

**WC**

**Garden**  
14'5" x 24'1"



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