

## BEACONTREE ROAD, LEYTONSTONE

### Offers In Excess Of £925,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedroom Terraced House
- Bay Fronted Reception
- Cellar
- Unconverted Loft
- Potential to Extend (STPP)
- Moments From Wanstead Flats
- Short Walk To Leytonstone Station
- Sought After Bushwood Location

A smartly finished, beautifully bay fronted four bedroom Victorian terrace, nestled in our sought after enclave of Bushwood, just three minutes from the neighbourhood's namesake woodlands. You have a rear garden conservatory and cellar.

As impressive as your new home already is, you have potential to develop it still further. There's that cellar of course, or you could also follow your neighbours lead and convert your loft into a whole new storey (subject to the usual permissions).

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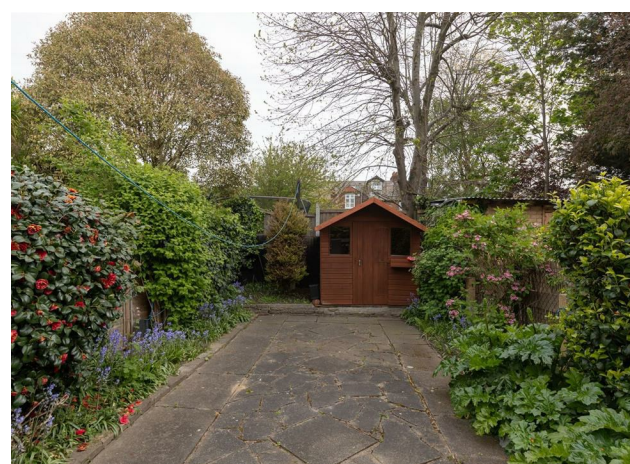
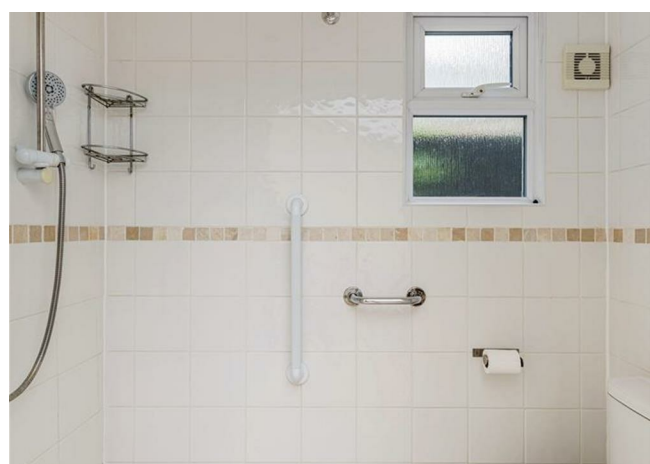
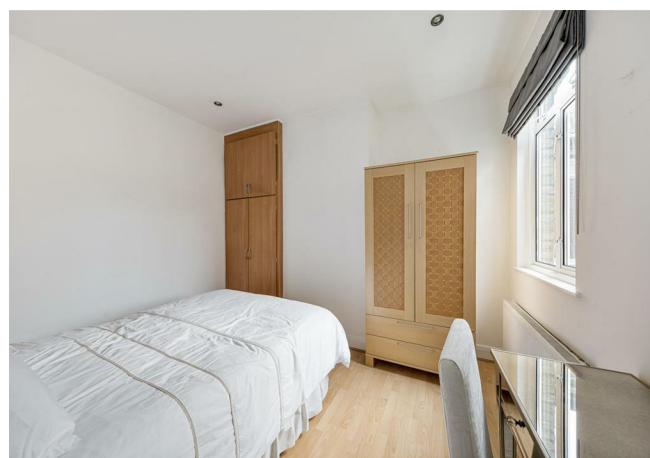
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#### IF YOU LIVED HERE...

You'll have over 1400 square feet to stretch out in behind that handsome Victorian frontage. Your first reception, part of your semi open plan ground floor is first on your left, and comes in at 150 square feet, with blonde hardwood floors and a smoky glass screen giving on to the kitchen/diner next door, opening up still more intriguing development possibilities.

Artfully segmented in turn by a handy breakfast bar, your kitchen/diner totals 185 square feet, skylit and with direct access to your garden. It's also home to a wealth of classic cream cabinetry, timber style worktops and contrasting pastel floor tiles and splashbacks. The immense sociable space continues next door with your second reception of 180 square feet, featuring a striking feature mantel and leading out to your conservatory, for lush garden views and a handy spare shower room.

Upstairs now, and your principal bedroom occupies the entire frontage at an epic 220 square feet, with bay window, blonde hardwood running underfoot and some original integrated storage, all nice and naturally bright. Elsewhere, your suite of sleepers is completed by two more doubles and a generous single, all similarly smartly styled and bright. Your family bathroom completes things, tiled from top to toe with a shower over the tub.

Outside and, as noted, the open greenery and woodland of Bushwood itself, with Epping Forest and Wanstead Flats beyond, all starts just three minutes from your front door. Perfect for morning runs and evening strolls, you can wander for miles here, and forget you're in London. At the same time, Leytonstone tube station is less than ten minutes walk for direct fourteen minute runs to Liverpool Street via the Central line. Heading to the West End? Tottenham Court Road is just nine minutes further.

#### WHAT ELSE?

- Parents will be pleased to find five 'Outstanding' rated primaries, all less than a mile from your new home. There are also five secondaries, all rated 'Good' and all just as close.
- Don't forget your garden, it's a handsome length of patio, utterly screened and surrounded by lush, thriving foliage, overseen by mature greenery and home to a handy shed.
- High Road Leytonstone is just five minutes away, for all your day to day amenities including a diverse choice of bars and restaurants, check out recent addition Homies On Donkeys for the best tacos outside Mexico.



#### 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. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for themore actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. 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 Room**  
13'6" x 12'0"

**Kitchen/Diner**  
18'4" x 10'0"

**Reception Room**  
15'4" x 11'5"

**Conservatory**  
9'1" x 7'9"

**Shower Room**

**Cellar**  
20'7" x 5'2"

**Bedroom**  
15'10" x 13'6"

**Bedroom**  
11'3" x 10'0"

**Bathroom**

**Bedroom**  
8'4" x 5'10"

**Bedroom**  
11'6" x 10'0"

**Garden**  
39'4"



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