



Total Area: 102.3 m² ... 1102 ft²
All measurements are approximate and for display purposes only.

Reception Room
13'7" x 11'11"

Reception Room
10'11" x 9'10"

Reception Room
12'9" x 11'3"

Kitchen
8'9" x 7'9"

WC

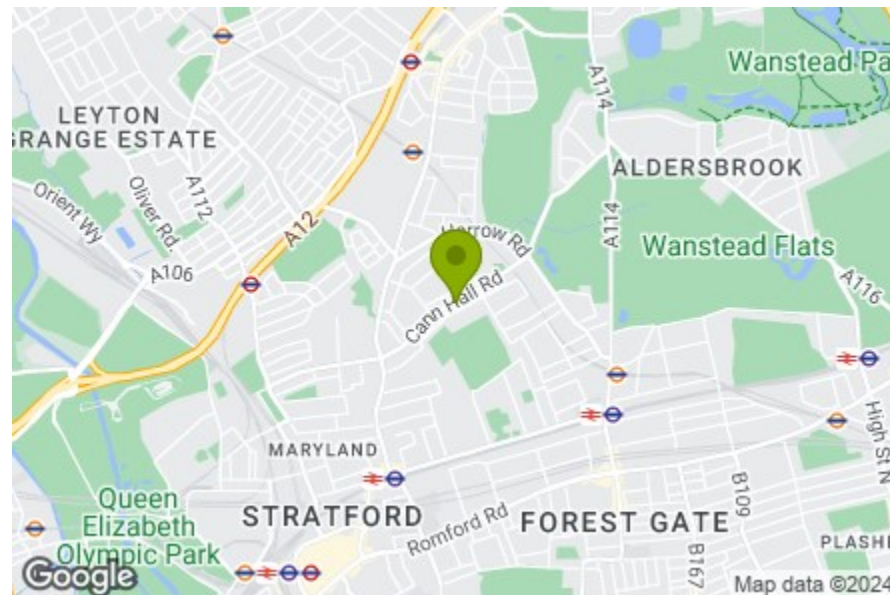
Bedroom
15'2" x 10'11"

Bedroom
11'1" x 9'11"

Bathroom
5'8" x 5'3"

Bedroom
10'1" x 8'6"

Garden
13'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CANN HALL ROAD, LEYTONSTONE Offers In Excess Of £500,000 Freehold 3 Bed House



Features:

- Three bedroom House
- In Need of Renovation
- Potential to Extend to the Rear
- Unconverted Loft
- Moments to Wanstead Flats
- Close to the Popular Winchelsea Road

An excellently located, spacious, three bedroom home, with potential to extend your living space even further to the rear or upwards into the loft. A splendid blank canvas, you have endless renovation possibilities to create your dream home.

From nearby Maryland station and the Elizabeth line, you'll have direct, door to door access to Liverpool Street and the heart of the City in just half an hour.

REQUEST A VIEWING
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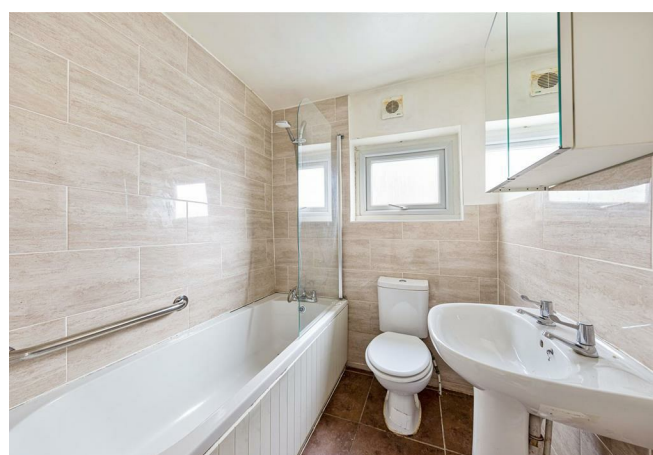
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IF YOU LIVED HERE...

Stepping through your smart doorway under original ornate moulding and into your hall you'll find your enormous through lounge on your left. With 250 square feet of open plan living space, a central archway, and blonde hardwood flooring throughout this room is bathed in natural light from the box bay window to the front and additional window at the rear. The original fireplace is ready for some loving restoration to bring it back to its former splendour. Further down the hallway you'll find another spacious reception room with bright, box bay window and a doorway leading through to your kitchen.

Moving through here you'll find light, hardwood cabinets and a chrome integrated chef's oven and extractor hood. The handy WC and utility room at the rear of your property open out onto the private garden, which enjoys a sunny South East facing aspect. Your home is completed upstairs by three sizeable double bedrooms and a sleek family bathroom with glossy, offset wall tiling and chrome shower over the tub. You have the potential to follow the lead of your neighbours and convert the loft space (subject to the usual permissions) for additional living and sleeping arrangements.

Outside and you have a trio of family friendly gastropubs to choose from. Visit The Rookwood Village for one of their regular quiz nights, the Leytonstone Tavern for Taco Tuesdays, or sit out on the garden terrace of The Holly Tree, which is also just a couple of minutes' walk from the popular children's playground on Dames Road. From here you'll be able to explore the social hub of Winchelsea Road, sampling tasty treats at the artisanal Wild Goose Bakery or craft ales at The Wanstead Tap.

WHAT ELSE?

- Parents will be delighted to know that there are twenty schools within a one mile radius of your new home that have been rated 'Outstanding' or 'Good' by Ofsted.
- The Sidney Road entrance to the natural, open, greenery of Wanstead Flats is just eleven minutes from your new front door. Great for joggers and strollers alike.
- You're equally close to both Leytonstone High Road and Wanstead Park stations, either way it's just a few stops to Blackhorse Road and the Victoria line.



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 the more 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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