

## LAKE HOUSE ROAD, LEYTONSTONE

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

### 4 Bed House - Mid Terrace



#### Features:

- Four Bed Terraced House
- Sought After Lake House Estate Location
- Two Bathrooms
- Cellar
- Double Garage
- Converted Loft
- Stunning Park Views

This handsome four bedroom, two bathroom terrace is packed, with private garden, double garage, cellar and converted loft. All situated in the much loved Lake House Estate, with spectacular views of the surrounding Wanstead Flats and Park.

With both Leytonstone tube and Leytonstone High Road stations only a mile from your door, you can choose between speedy sixteen minute runs to Liverpool Street via the Central line, or ride the Overground to Blackhorse Road and hop onto the Victoria line for King's Cross.

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0203 397 2222

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0203 397 2222

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hello4@stowbrothers.com  
0203 369 6444

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

**E18 & IG8**  
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0203 369 1818

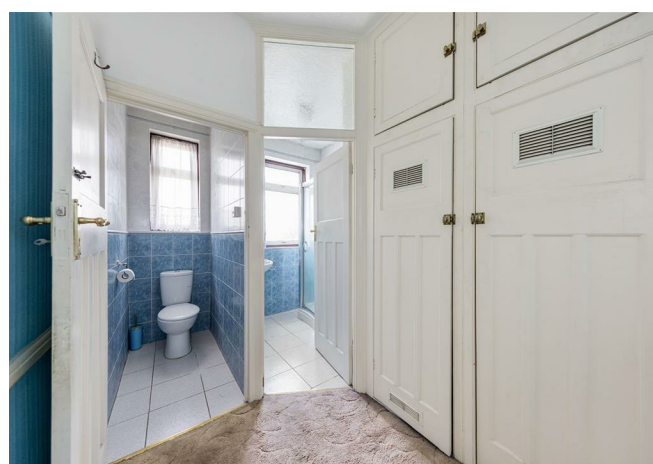
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### IF YOU LIVED HERE...

You'll be instantly impressed by the immense amounts of space in your enormous, 630 square foot, open plan reception room. Stained glass panels in your bay window soften the light and an ornate vintage fireplace takes centre stage at the front, sweeping round into a huge dining area, with an internal window and doorway overlooking the kitchen. In here you'll find smoky grey flooring, light hardwood cabinets, chunky marbled worktops and a handy chef's island and breakfast bar. The whole kitchen is bathed in natural light from the striking skylight overhead.

From your kitchen, you have access to a ground floor WC, and double patio doors lead into your vast, tiered garden. Starting with an al fresco dining patio, move down to find flowerbeds and water features, then finally a double garage to the rear with direct access from the road outside. As you head back inside and upstairs, you'll come to your principal bedroom. There's lots of built in storage, another large bay window and a spacious en suite bathroom with a stroll in shower.

Your second sleeper has bespoke sliding door wardrobes, views over the garden and sits next to the family bathroom. Here you have another stroll in shower and the WC is conveniently separate. Out on the landing you'll find lots

more of that handy built in storage, before taking the stairs up to your converted loft. There are two further bedrooms up here. The first with an amazing 395 square feet of space, a bright skylight and a large window overlooking the garden.

Your new home is surrounded by open green parklands on all sides. In minutes you'll be exploring the vast grasslands of Wanstead Flats, wandering through the ancient woodlands of Bushwood, playing in the pristine children's playground at Henry Reynolds Gardens or taking in the lakeside views at Wanstead Park. Stroll ten minutes across Wanstead Heath to your new local, The Rookwood Village, where you'll find family friendly service, craft beers and hearty pub meals.

### WHAT ELSE?

- You'll be pleased to know that, within a one mile radius of your home, there are eleven primary and secondary schools rated 'Outstanding' or 'Good' by Ofsted.
- For a fantastic freshly brewed coffee and delicious fresh pastries and bread, wander across to Back To Ours in Bushwood.
- High Road Leytonstone has a cluster of great family friendly eateries, including Mexican delicacies at Homies on Donkeys and authentic Italian bites at Bocca Bocca.



### 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**  
31'3" x 20'0"

**Bedroom**  
20'3" x 19'5"

**Kitchen/Breakfast Room**  
14'10" x 14'4"

**Bedroom**  
9'6" x 6'6"

**Bedroom**  
17'10" x 11'11"

**Cellar**  
15'6" x 6'4"

**Ensuite**  
9'5" x 7'9"

**Garden**  
36'1"

**Bedroom**  
13'3" x 11'5"

**Double Garage**  
20'4" x 18'2"

**Bathroom**



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