



WALLWOOD ROAD, LEYTONSTONE

Offers In Excess Of £1,900,000 Freehold
7 Bed House - End Terrace



Features:

- Victorian End of Terraced House
- Seven Bedrooms
- Converted Basement
- Upper Leytonstone
- Converted Loft
- Brimming with Original Features
- Close to Leytonstone Underground Station
- 100 ft Garden
- Garage
- Driveway

An immaculately luxurious, seven bedroom Victorian end terrace. Arranged over four floors with masses of living space and full of ornate original features. Outside, there's a large driveway with garage and a beautifully landscaped garden.

At nearby Leytonstone station, you'll find rapid Central line trains into the heart of the City. Your door to door journey to Liverpool Street takes just seventeen minutes and there're also fast direct connections to Stratford and Oxford Circus.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Every inch of your opulent home has been lovingly curated and restored, with rich dark original floorboards, ornate ceiling roses and mouldings, and elaborate vintage fireplaces in many of your lounges and bedrooms. Your first and second reception rooms have all of these features, with a large bay window casting natural light to the front and gorgeous stained glass patio doors illuminating the rear, while also providing access to your garden. There's a convenient, ground floor, mosaic tiled WC and shower room, before you head through into your 390 square foot, open plan, kitchen and diner. In here you'll find rustic ceramic floor tiles, smooth cream cabinetry, a large dual chef's oven, a kitchen island and huge amounts of space for entertaining and relaxation.

Through in your third reception, you have huge triple aspect windows and patio doors running along all three sides. Stepping out into your garden, you'll find an enormous blend of patio, lawn and lush green foliage, with two garden studios to the rear. Underneath your home you have a fully powered and smartly converted basement, with four handsome rooms available for you to use in whichever way you choose; homeworking, exercising or for multigenerational, independent living. Up on your first floor, your principal bedroom has a beautiful chandelier, another ornate vintage hearth and an impressive 260 square feet of space. Your second sleeper is of similar proportions and is also home to a splendid chandelier, ceiling rose and tiled pewter hearth.

Your third, fourth and fifth generous bedrooms are also up here, and two beautiful classic bathrooms complete the first floor. The first with a large stroll in shower, the second with a freestanding clawfoot tub, and both with colourful stained glass windows and panelling up to the dado rail. Up in your artfully extended loft you'll find two large double bedrooms. The first, currently in use as a relaxation area, has two huge roof balcony windows and access to the eaves storage. Your second sleeper has a gorgeous Juliet balcony with treetop views. Both rooms have sleek, contemporary en suite bathrooms, one featuring a curved tub and bright skylight.

In just twelve minutes on foot, you'll be at the Whipp's Cross Road entrance to Leyton Flats, an open green grassland that is home to much loved Hollow Ponds. There are plenty of cycle and foot paths to explore, or why not hire a row boat on the pond and enjoy the views from a different perspective? On your way, you'll find recently opened speciality coffee house, Out of The Woods. The perfect place to make a refreshment stop before or after your adventures. Your new local will be Filly Brook, named after the ancient hidden river of Leytonstone this Mediterranean restaurant and taproom also has a record store alongside and regular live DJ events.

WHAT ELSE?

- Also close by is Abbotts Park, where you'll find plenty of picnic spots, a lovely children's playground and public tennis courts.
- Parents will be delighted to learn that there are seventeen primary and secondary schools within a mile of your home, which have been rated 'Outstanding' or 'Good' by



A WORD FROM THE OWNER....

"It is with a heavy heart to sale my beautiful Victorian house, after 20 happy years, but all my children are gone and it's too big for me. I wish the next buyer all the best in this Lovely House.

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Drive
34'7" x 29'0"

Reception
15'7" x 21'4"

Reception
15'7" x 16'7"

Kitchen/Diner
12'1" x 32'9"

Reception
12'1" x 17'7"

Bedroom
12'1" x 7'11"

Bedroom
8'4" x 10'11"

Bathroom
8'4" x 10'11"

Bathroom
8'4" x 5'10"

Bedroom
15'7" x 16'7"

Bedroom
14'2" x 18'4"

Bedroom
7'5" x 12'10"

Bedroom
15'10" x 17'9"

Ensuite
5'10" x 10'11"



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