

CANN HALL ROAD, LEYTONSTONE

Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- Victorian Terraced House
- Freehold
- Three Double Bedrooms
- South Facing Garden
- Close to Wanstead Flats
- Two Reception Rooms
- Good Decorative Order

An immaculately presented and spacious three bedroom Victorian terrace, with characterful colour palettes, natural light and a lovely garden. Wanstead Flats and Leytonstone are both nearby, for nature and vibrant eateries at your doorstep.

A fifteen minute walk and you'll be at Maryland station, where you can catch the Elizabeth Line for a quick eleven minute ride to Liverpool Street, or sixteen minutes to Tottenham Court Road.

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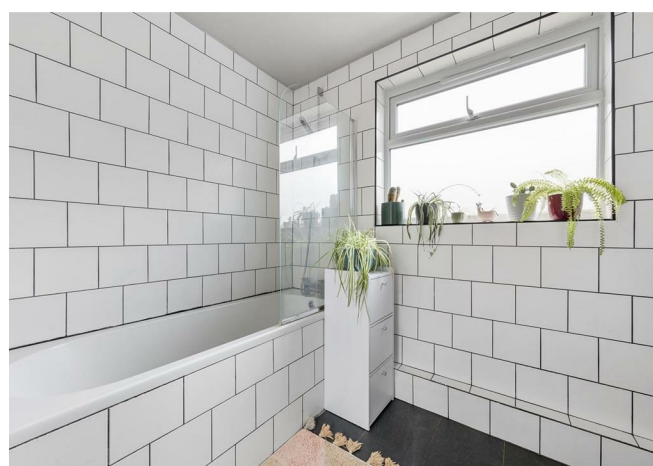
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IF YOU LIVED HERE...

Your front garden features a spacious bin and cycle bay, with sliding doors in bespoke wooden horizontal slats. Inside you'll find 300 square feet of reception space across two large and elegantly appointed rooms. The first exudes elegance with its smooth pastel walls and intricate crown moulding. Golden oak hardwood floorboards run underfoot, complemented by a charming bay window nook that offers an ideal space for reading and basking in natural light. This sophisticated aesthetic seamlessly transitions into your second reception room, a delightful dining area with garden views.

Your contemporary kitchen features stylish details like grey washed wood flooring, contrasting light grey and teal walls, gold accents, handleless cabinets, an integrated oven, and granite style countertops with a matching splashback. At the rear, your bathroom is decked out in metro style tiling and a classic design, including a large tub with overhead shower and slate grey tiles. Upstairs, three spacious double bedrooms are tastefully decorated with wood flooring and soft neutral colours, all bathed in ample natural light.

As mentioned, Wanstead Flats, with its lush grassland, is just a ten minute walk from your front door, offering the perfect spot for runs or walking the dog. Leytonstone High Street is also close, featuring local favourites such as buzzing wine bar, Dina, and delicious Neapolitan restaurant, Bocca Bocca. Additionally, Good Shepherd Studios, a creative community space housing Back to Ours coffee shop, is less than a twenty minute walk away. Also nearby, The Forest Gate arches offer more popular bars and eateries, from socially responsible Pretty Decent Beer Co to decadent Wild Goose Bakery.

WHAT ELSE??

- Your south facing garden is a blissful urban oasis with trendy horizontal wooden slats for privacy, a raised stone area, established plants and wildflowers including an acer tree, and easily maintained artificial grass.
- Parents will be happy to know that there are five primary schools rated 'Outstanding', by Ofsted, within a one mile radius of your home.
- Your new local, Leytonstone Tavern, known for their modern tavern grub, is just nine minutes away.



A WORD FROM THE OWNER...

"I enjoy walking my dogs on Wanstead Flats and the local neighbourhood admiring the many properties that have undergone renovations.

The Olympic pool in Stratford is only 10 minutes away by bicycle."

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Reception Room
13'10" x 10'6"

Bedroom
13'10" x 11'4"

Reception Room
14'0" x 10'11"

Bedroom
10'11" x 8'7"

Kitchen
12'3" x 8'7"

Bedroom
9'2" x 8'8"

Bathroom
8'7" x 5'10"

Garden
16'4"



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