



Reception  
10'9" x 13'0"

Reception  
11'1" x 11'0"

Kitchen  
8'2" x 11'5"

Bathroom  
5'1" x 5'6"

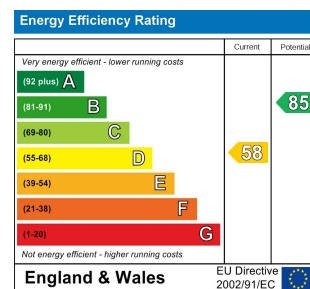
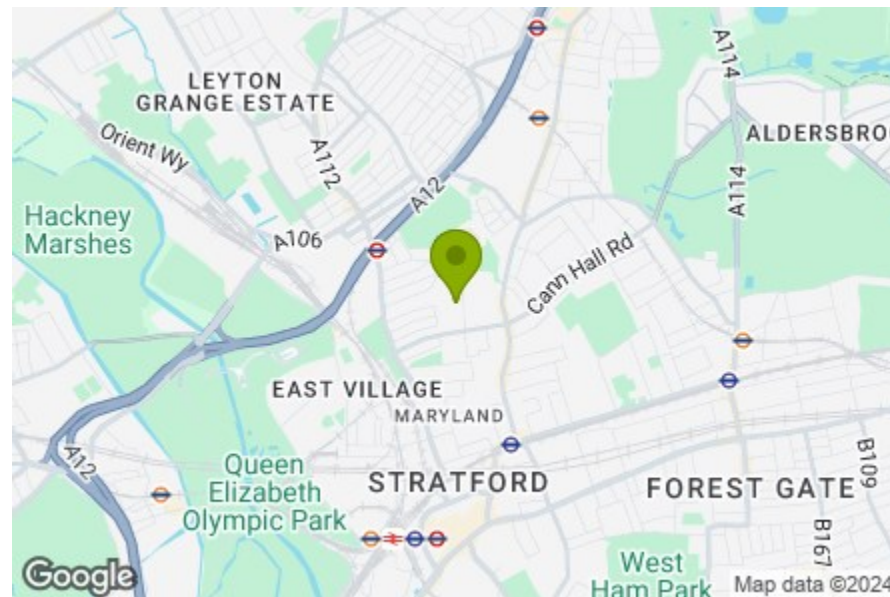
Bedroom  
13'10" x 11'10"

Bedroom  
8'7" x 11'1"

Garden  
28'5" x 14'9"

Total Area: 72.6 m<sup>2</sup> ... 781 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## DOWNSELL ROAD, LEYTON

### Offers In Excess Of £575,000 Freehold 2 Bed House - Terraced



#### Features:

- Victorian Terraced House
- Two Double Bedrooms
- Good Decorative Order
- Close to Leyton Station
- South Facing Garden
- Potential to extend STP
- Chain Free

A smartly appointed, two double bedroom Victorian terrace, brimming with vintage charm and original features throughout. You have a South facing garden to the rear, scope for further expansion, and Leyton tube just a half mile on foot.

With your loft space so far unexplored, you have scope to follow in your neighbours' footsteps and add your own whole new storey (subject to the usual permissions) making this a home that will meet your needs for years to come.

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### IF YOU LIVED HERE...

You'll be welcoming friends and family into your 140 square foot front reception, brightly lit by the classic box bay window and featuring blonde hardwood flooring flowing underfoot. An elegant vintage hearth and mantel takes centre stage. Reception two is similarly sized and styled, with lovingly restored vintage timber floors.

It all gives way to your generous kitchen, pristine in white from the whitewashed floorboards to the sleek upper suite of cabinets and letterbox splashback. Your bathroom's to the rear, smartly attired in green and white, while step out into your private garden for patio flanked by thriving foliage. Finally, upstairs for the sleeping arrangements, a pair of substantial doubles with more charming timber floors.

Outside and, as noted, you're just a fifteen minute walk away from Maryland Station/ the Elizabeth line and a half mile stroll from Leyton tube with direct, eleven minute connections to Liverpool

Street via the Central line, and a door to door City commute of well under half an hour. Tottenham Court Road, for the West End, is just nine minutes further. If you're staying local then Leytonstone High Road is just five minutes' walk away at the end of your street, home to a varied range of cafes, bars and restaurants.

### WHAT ELSE?

- You're right across the road from Downsell Primary School, and parents will be pleased to know you have a total of eighteen 'Outstanding' or 'Good' primary/secondary schools, all within easy walking distance.

- The property is presented chain free, for a speedy, hassle free move.

- If it's nature you're craving, the endless open greenery of Wanstead Flats is just a twenty minute stroll away. Once the favoured playground of Tudor kings, it's still some of the wildest wide open green space for miles around.



### A WORD FROM THE OWNER...

"One of the nicest things about the house is the light - the large windows mean every room is bright, particularly at the back of the house which faces South. There's a lovely green outlook to the garden which feels tucked away and secluded and is a peaceful place to relax after work. The neighbours are friendly and there's a good community feel to the road. The other great thing is the location- you're well positioned to enjoy the best bits of Leyton or to stroll to the bars and restaurants in Hackney Wick, or if you're a nature lover you're only a 5 minute cycle away from Wanstead Flats, which lead to the beautiful Epping Forrest."

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