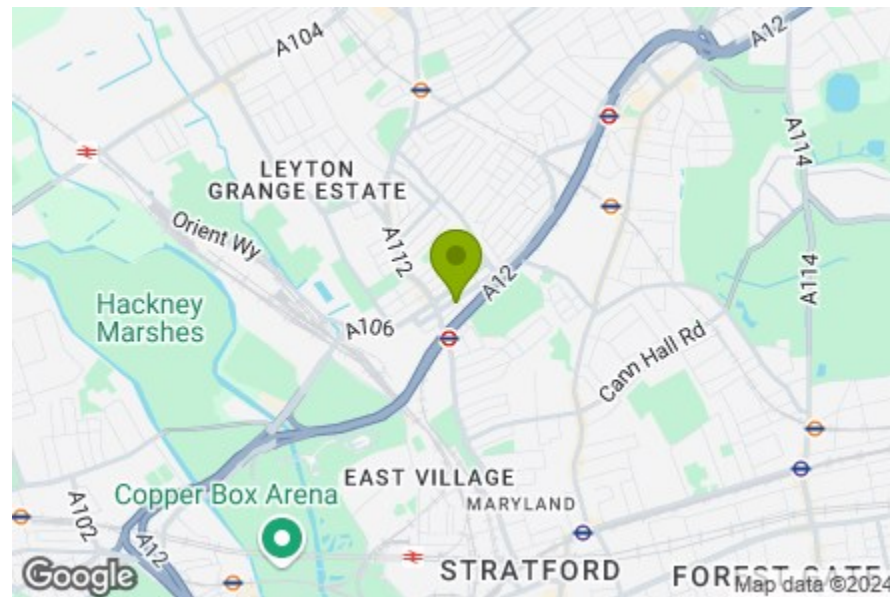




Total Area: 188.9 sq. ft. - 2034 sq. ft.  
While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.

- Kitchen/Diner  
15'6" x 11'3"
- Reception  
11'6" x 26'10"
- Reception  
9'5" x 11'5"
- Reception  
8'4" x 10'5"
- Bathroom  
3'4" x 9'7"
- Bedroom  
16'3" x 14'9"
- Bedroom  
10'3" x 12'2"
- Bedroom  
10'3" x 8'3"
- Bathroom  
6'0" x 5'0"
- Bedroom  
10'0" x 11'11"
- Bedroom  
10'3" x 18'8"
- Bedroom  
10'0" x 10'8"
- Ensuite  
5'2" x 8'4"
- Garden  
34'5" x 16'0"



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



## GROVE GREEN ROAD, LEYTONSTONE Offers In Excess Of £950,000 Freehold 6 Bed House



### Features:

- Victorian Terrace House
- Freehold
- Six Bedrooms
- Close to Leyton Station
- Three Bathrooms
- Driveway
- Close to Francis Road
- Converted Loft

A smart and spacious six bedroom Victorian terrace just a short distance from Leyton Station and Francis Road. With a converted loft, three bathrooms and a driveway, this home is move in ready with thoughtful features throughout.

You're just a four minute walk from Leyton Station, where an eleven minute ride on the Central Line will bring you to Liverpool Street.

REQUEST A VIEWING  
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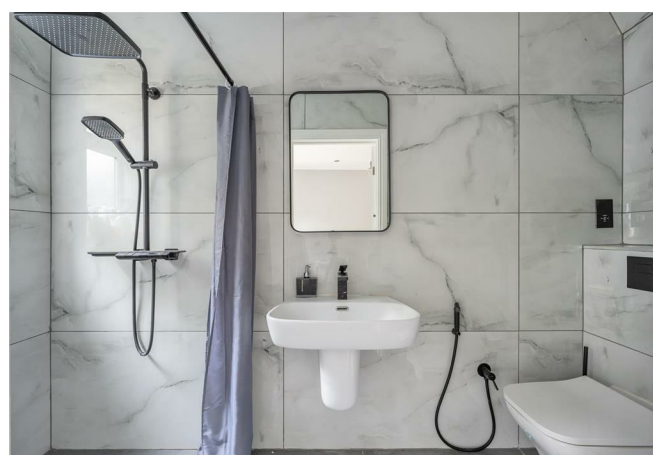
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**IF YOU LIVED HERE...**

Your new home offers a wealth of living space, with five well designed storeys spanning over 2000 square feet. As you enter through the porch and front door, you're greeted by the elongated primary reception area to the left, finished in a soft ivory hue and bathed in light from a bay window. Towards the rear, you'll find a second reception area, similarly designed, and a third with a modern finish that opens directly to the garden. Adjacent is a sleek bathroom, featuring a separate shower and striking marble style tiles.

Upstairs, and you have three bedrooms. The largest first floor sleeper comes in at 240 square feet, overlooks the front of your home through two windows and is finished to the same high standard as your downstairs reception areas. The second and third sleepers are also set in neutral tones, ideal as single bedrooms or office space. Your first floor bathroom is sizeable, with modern floor and wall tiling, pendant lighting overhead and a spacious tub below a rainfall shower.

Up a small set of stairs, you'll find an additional bedroom on the upper first floor. The loft provides still more space, featuring the largest bedroom, a spacious double with ample wardrobe and eaves storage, plus a charming Juliet balcony. The sleek grey en suite includes a rainfall shower cubicle. At the rear, yet another bedroom offers generous wardrobe space. Finally, the basement is home to a large kitchen with light

oak cabinetry, a mosaic tile splashback, and pendant lighting. An ample storage area completes things.

You're perfectly located near Leyton High Road and Francis Road, two vibrant social hubs. For a great coffee and delicious toasties, head to Deeney's or Strange Brew E10. If you're in the mood for an evening out, Figo and KAPTURE are perfect for dinner. When it's time for a nightcap, The Coach and Horses is just the place. Nature is also within reach, Wanstead Flats and Wanstead Park are both less than thirty minutes away, while Coronation Gardens and its landscaped greenery, is only a ten minute stroll from your doorstep. Aside from your proximity to the Central Line at Leyton Station, you also have the Elizabeth Line at Maryland Station, a twenty five minute walk away.

**WHAT ELSE?**

- At the rear, your garden is generously sized, with high fences for privacy, a garage, and plenty of space for outdoor entertaining.
- Parents will be pleased to learn that within a one mile radius of your home, there are six schools rated 'Outstanding', by Ofsted.
- You're also not far from Leytonstone High Road, with independent natural wine bar, Dina. Enjoy impressive small plates and wine by the glass or bottle.



**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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