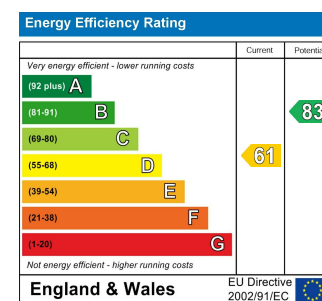
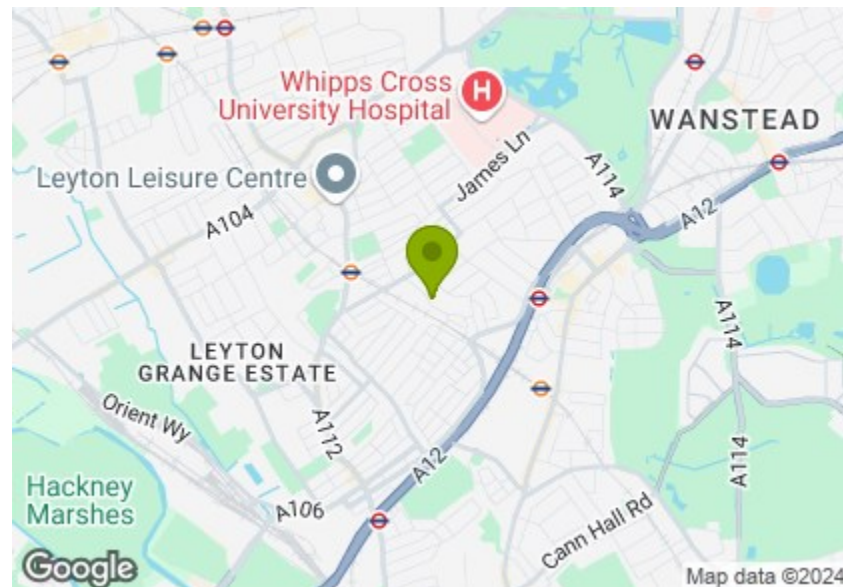




Total Area: 111.0 m² ... 1195 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



CAVENDISH DRIVE, LEYTONSTONE

Offers In Excess Of £825,000 Freehold

4 Bed House



Features:

- Four Bedroom Terraced House
- Freehold
- Extended Loft
- Close to Leytonstone Station
- Two Bathrooms
- Open Plan Kitchen Diner
- Good Decorative Order
- Potential to extend STP

An immaculately presented, four bedroom terraced home arranged across three storeys, with full loft conversion. Basking in plenty of natural light, stylish finishes are everywhere, and you're just a short walk away from Leytonstone High Road.

Leytonstone Station is a ten minute walk away, offering quick access to Central London. From here you can reach Liverpool Street in just fourteen minutes via the Central Line. Leyton Midland Road Station is a nine minute walk away for easy access to Walthamstow and the Victoria Line

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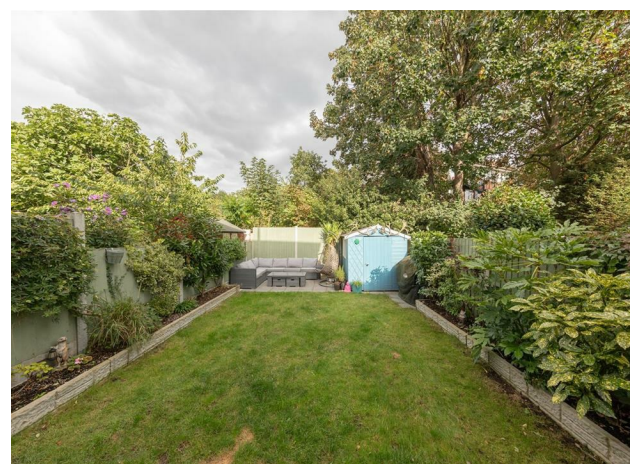
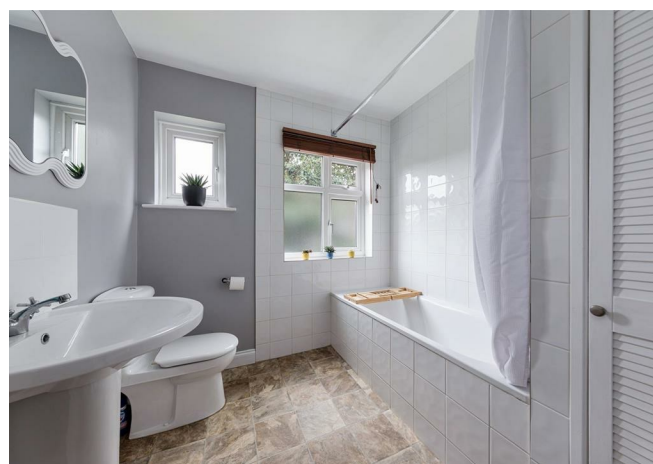
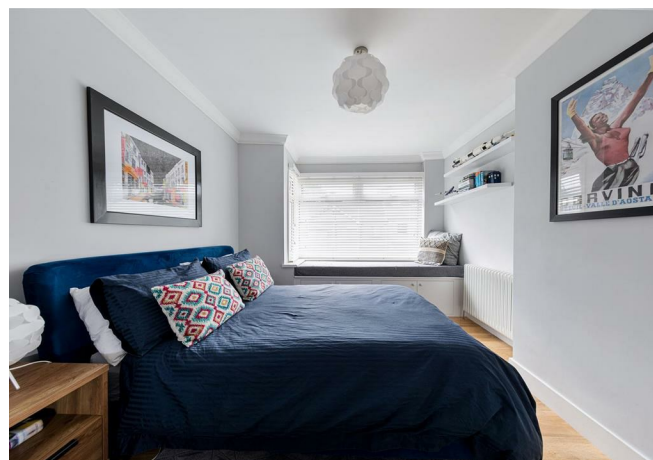
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IF YOU LIVED HERE...

Stepping through the front porch into your reception, you're greeted by a bright space of about 210 square feet. The soft, smoky grey walls and light oak flooring are complemented by elegant crown moulding. A classic vintage working fireplace is a lovely centrepiece, framed by a striking wallpaper motif. Your sleek kitchen and dining room overlook the garden in an open flow design, with pendant lighting and sleek grey cabinetry, an island with a gas hob, crisp white quartz worktops and classic metro tile splashback. The dining area, next to an exposed original brick wall, is a lovely nod to your home's roots.

Upstairs, and you have three bedrooms of varied size. The largest sleeper, at 140 square feet, features the same hues as your reception, with a lovely bay window bench, soaking in plenty of sunshine. Next door is a generous, similarly styled single, perfect for use as an office space. To the rear, your third sleeper overlooks your lush garden and features a stylish, teal accent wall. Your first floor bathroom at the rear is home to a spacious tub with shower overhead lined with white tiles and stone style tiles underfoot.

Your loft conversion on the third floor has an additional bedroom, spacious and skylit with soft grey carpeting, Juliet balcony, and plenty of convenient eaves storage. The ensuite is modern and sophisticated, with slate blue walls and a separate shower cubicle lined with black metro tiles. Head back downstairs and outside to your lovely, leafy garden, easily accessed from your dining area through trifold patio doors. With a

well manicured lawn and plenty of boxed planter areas, you have a paved patio area to the rear, perfect for entertaining, along with a sizeable shed.

Outside and you're moments away from the heart of eclectic Leytonstone. Leytonstone High Road, a sixteen minute walk from your front door, is home to favourite spots such as Bocca Bocca pizzeria, J'Adore patisserie and cafe, and Homies On Donkeys for Mexican fare. Your new local, Arch Deli & Bar, is the perfect spot for a local pint or wine by the glass, accompanied by delicious small plates. There are also gyms, yoga studios and Francis Road nearby. Keen for a dose of nature? Wanstead Flats and its stretching greenery are just a twenty minute walk while Hollow Ponds and Epping Forest are fifteen minutes walk away.

WHAT ELSE?

- Parents will be pleased to know that within a one mile radius of your home, there are plenty of well regarded primary schools to choose from.
- As impressive as things already are, there's scope for further development, subject to the usual permissions.
- Head to Leyton Midland Road, where you have further options to drink and dine such as Burnt Smokehouse and Gravity Well Taproom.



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 the more 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
18'1" x 11'5"

Bedroom
7'9" x 7'3"

Kitchen/Dining Room
18'1" x 11'6"

Bathroom
7'6" x 7'6"

Bedroom
13'8" x 10'1"

Bedroom
16'7" x 10'0"

Bedroom
11'6" x 9'10"

Ensuite
7'6" x 7'1"



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