



Reception Room
13'5" x 10'5"

Reception Room
10'11" x 10'9"

Kitchen
13'7" x 8'3"

Bathroom
8'9" x 5'1"

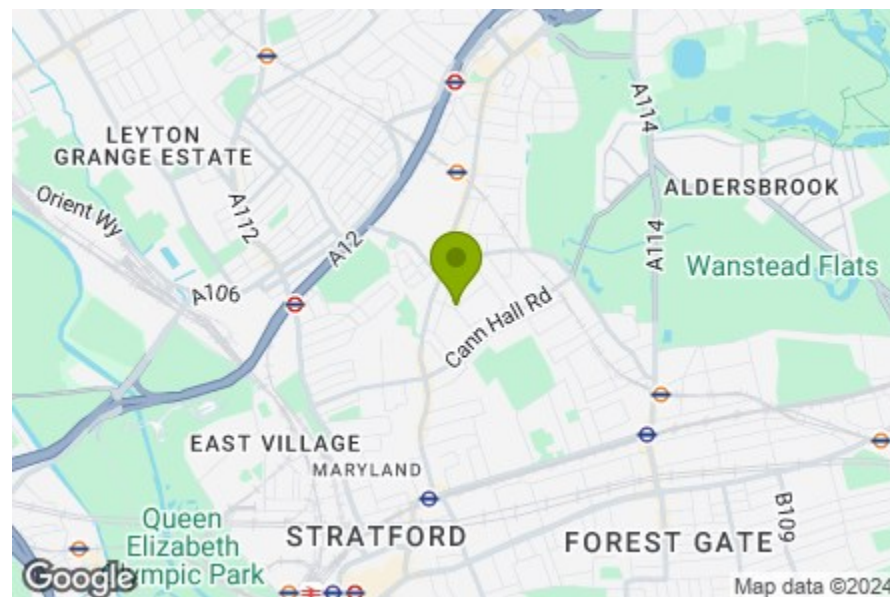
Bedroom
13'9" x 11'2"

Bedroom
10'11" x 8'5"

Bedroom
9'8" x 8'3"

Loft Room
13'7" x 12'5"

Garden
19'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SELBY ROAD, LEYTONSTONE

Offers In Excess Of £575,000 Freehold
3 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Three Bedrooms
- Loft Room
- Close to Wanstead Flats
- Potential to extend STP
- Close to Leytonstone High Road
- Private Garden

A bright and spacious three-bedroom Victorian home nestled in the heart of Leytonstone and brimming with potential. Conveniently laid out over three storeys, this home is perfect for those seeking an East London abode with character and prospect to make their own.

As well as boasting its own private garden, this property benefits from the tranquil foliage of Wanstead Flats moments away. Here you're also conveniently positioned just a short walk from the Elizabeth line, taking you to Liverpool Street in just over ten minutes, making you door to door from Central London in approximately half an hour.

REQUEST A VIEWING
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IF YOU LIVED HERE...

In the heart of Leytonstone, you'll find this charming three-bedroom Victorian terraced home, offering the perfect blend of character and potential. Upon entry, you're invited into the welcoming through lounge into a bright and spacious living area, bathed in natural light and offering ample room for family gatherings or cosy nights in. The property features a versatile loft room, ideal for an additional bedroom, study, or tranquil retreat, again greeted by an abundance of natural light, enhancing the airy feel of this home. With further potential to extend (subject to planning), this is a property ready to grow with you.

Nature lovers will appreciate the fifteen-minute walk to the Sidney Road entrance of Wanstead Flats, with its expanse of greenery offering peaceful walks and a taste of nature just moments from your doorstep. The private garden offers the perfect outdoor space for entertaining or quiet relaxation, a hidden gem amidst the urban buzz of the borough. Meanwhile, your neighbouring street, Cann Hall Road, connects you seamlessly to a growing network of cycleways, providing brilliant biking routes to Leyton, Stratford, and the scenic Wanstead Flats.

Positioned just off Leytonstone High Road, this home puts you in touch with all the amenities, transport links, and vibrant local community Leytonstone has to offer. Brimming with potential, this Victorian gem is an ideal opportunity for those seeking a home with charm, space, and scope to make it their own.

WHAT. ELSE?

Not only will commuters benefit from the convenience of Maryland Station just moments away but equidistant is Leyton Station hosting the many transport links of the Central Line. Enjoy Friday evenings at The Leytonstone Tavern just a seven-minute stroll away, here you'll be able to unwind and delight in an array of local craft beers or enjoy some food from their award-winning menu focusing on sustainably sourced and ethically reared produce. Parents will be pleased to learn that within a one-mile radius of your home, there are twenty schools rated 'Outstanding' or 'Good' by Ofsted.



A WORD FROM THE OWNER...

"After 37 wonderful years in this cherished home, my partner and I have decided to downsize now that our children have flown the nest. This property has been more than just a house; it's been a sanctuary where we've created countless memories. Over the years, we've watched our neighborhood blossom into a vibrant community, filled with charming new shops and fantastic travel facilities that make life here so convenient. Our kids thrived at the excellent local schools, which foster a strong sense of community and provide a nurturing environment for learning. Whether enjoying leisurely strolls to local cafes or taking advantage of easy access to public transport, we've loved every moment. As we prepare to pass on this beloved home, we are excited for new owners to experience the warmth and joy it has brought us. We hope they will create their own lasting memories in this thriving area, filled with community spirit and endless opportunities for exploration."

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