



Kitchen / Dining Room
16'10" x 10'9"

Reception Room
11'4" x 10'3"

Reception Room
14'11" x 12'4"

Bathroom
7'6" x 5'4"

Bedroom
16'0" x 14'3"

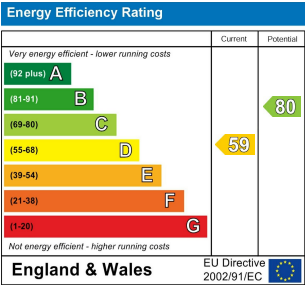
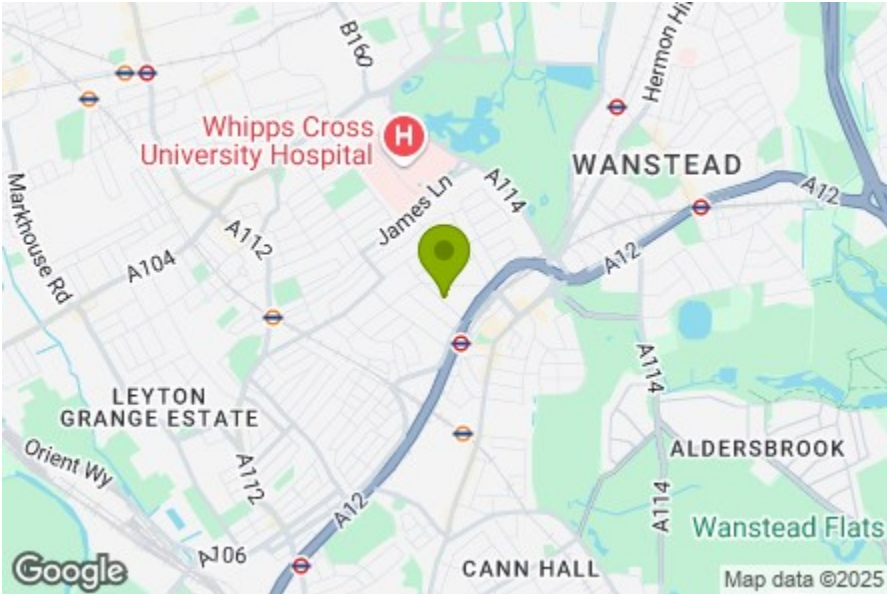
Bedroom
12'0" x 10'3"

Bedroom
10'9" x 8'9"

Bathroom
7'9" x 5'4"

Cellar
24'4" x 6'1"

Garden
75'5"



KINGS ROAD, LEYTONSTONE

Offers In Excess Of £850,000 Freehold
4 Bed House



Features:

- Victorian Terraced House
- Freehold
- Four Bedrooms
- Sought After Upper Leytonstone Location
- Chain Free
- Close to Leytonstone Station
- Potential to extend STP

Situated in the much sought-after Upper Leytonstone area, this four-bedroom Victorian terrace home is a great find for anyone keen to lay down some roots, spread out and make the most of a thriving local community.

As well as the smart design, highlights include two reception rooms and two bathrooms, plus a large garden at the rear. The fact that the home is being offered chain-free is another excellent bonus, as is the potential to extend, subject to usual permissions.

REQUEST A VIEWING
0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

If you don't already know this neighbourhood, you'll quickly understand why it's so popular, with those tree-lined streets and its cosy position between the action of Leytonstone/Leyton, and serenity of Epping Forest.

Back in your bright and airy home, you'll love the vast amount of space - it comes in at 1491 square feet (with the potential to add more!). In the front reception room, the generous window, neutral colour palette and ornate fire surround work together to create an inviting den. This theme continues in the rear reception, which would make a perfect dining room thanks to its proximity to the kitchen. That said, there's plenty of room for a table in the kitchen itself - and you'll love the smart cabinets and charming tiling. The downstairs bathroom will be really convenient, especially as it has a much coveted utility space.

The low maintenance rear garden feels brilliantly secluded thanks to all the mature trees within the eye-line, while the patio will be much appreciated when it's warm enough to eat outside.

Back inside, head upstairs for the smartly decorated bedrooms - all four of them. Perhaps one could be used as an office if preferred? The family-sized bathroom has been cleverly designed with smart fittings and an over-tub shower.

As for the location, it couldn't be better; you're around ten minutes from the much-loved taqueria Homies on Donkeys, while the burgeoning Grove Green Road neighbourhood is a similar distance in the other direction; take your pick from the equally excellent Filly Brook, Heathcote & Star and Arch Deli there.

Needs to escape further afield? Leytonstone tube is six minutes on foot, where you can nip into the West End in less than half an hour. Need to buy everything on your shopping list in one convenient swoop? Get off two stops down the line at Stratford and visit the epic Westfield.

WHAT ELSE?

- As well as being close to Leytonstone tube for the Central line, Leytonstone High Road station is slightly further for the Gospel Oak to Barkingside line - handy if you want to nip to the Essex seaside. Meanwhile, Drivers can be on the North Circular in around five minutes.
- Despite the thriving amenities, there's a surprising amount of green space nearby. For instance, head south via the Bushwood area - renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes - and you'll find the Wanstead Flats, once the favoured hunting ground of Henry VIII. Hollow Ponds, at the tip of Epping Forest, is also walking distance.
- The property is on the market chain-free, taking some of the stress of moving out of the equation.



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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