



CANN HALL ROAD, LEYTONSTONE
Offers In Excess Of £825,000 Freehold
3 Bed House - Mid Terrace



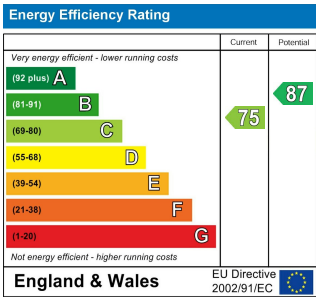
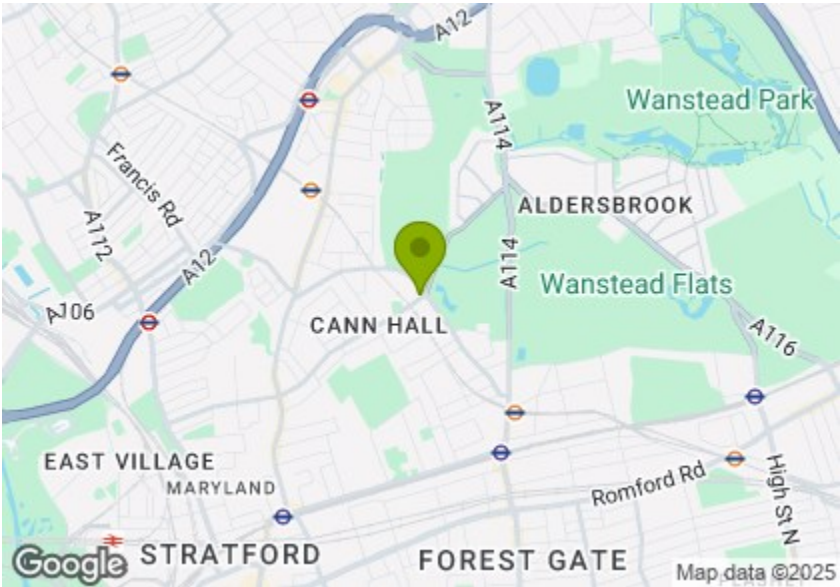
Features:

- Three Double Bedroom Freehold House
- Double Bay Fronted
- Large Skylit Eat in Kitchen
- Period Features such as Fireplaces and Corncing
- Private Rear Garden
- Moments to Wanstead Flats
- Close to Forest Gate Station

A stylish three double bedroom, two bathroom family home, with a large, open plan, kitchen diner and many original period features. As well as having a tranquil rear garden, you're within easy reach of Wanstead Flats and Forest Gate station.

It's only a fifteen minute stroll to Forest Gate station, where the swift and efficient Elizabeth line connects you directly with Liverpool Street in thirteen minutes and Heathrow Airport in less than an hour.

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IF YOU LIVED HERE...

The original lounge and dining room have been brought together, offering a combined reception space of 165 square feet. Ornate ceiling roses, cornicing and two vintage tiled hearths make for an air of Victorian elegance, while soft plush carpet and a bright box bay window add extra light and warmth. There's a handy, ground floor bathroom decked out in blue metro tiles, a modern white suite, timber vanity unit and a huge, stroll in, rainfall shower with fold down adaptive seating.

To the rear, you'll find a beautiful, 265 square foot, open plan kitchen/diner, with pale hardwood cabinets, solid white countertops and a sleek, stainless steel chef's oven and hob with extractor hood. A large skylight casts natural light over the dining area and concertina patio doors extend the space effortlessly out onto the patio. Out here, the slate grey patio gives way to a lengthy stretch of lawn and flower beds, and a sizeable garden shed sits on another raised patio to the rear.

Back inside and upstairs your 220 square foot principal bedroom is home to another glorious box bay window. There's also another antique fireplace and more of that velvety carpet underfoot. Your second and third sleepers are also generous doubles, with the second also featuring a pewter hearth beneath an elegant white mantelpiece. Your family bathroom is an immaculate blend of russet timber flooring and cabinets, dark aquamarine tilework, a modern white suite and another walk in, rainfall shower.

You're surrounded by local shops and cafes for a real community feel, while the lush green fields and open meadows of Wanstead Flats are just moments from your front door. Working your way down past Jubilee Pond, you'll also come across the popular Dames Road Children's Playground and plenty of open green spaces for exercising furry friends too. The Holly Tree is a great, family friendly tavern overlooking the park. Here, you can relax in the beautiful beer garden or settle round a table next to the log burning fireplace. Also within easy reach are The Rookwood Village and Leytonstone Tavern. All fine choices for a new favourite spot.

WHAT ELSE?

- At the Pretty Decent Beer Company's Forest Gate Taproom, even the most devoted craft beer connoisseur should find something to please their taste buds. What's more, a percentage of every beer sold is donated to a charitable cause.
- The world class sporting facilities and international landmarks of the Queen Elizabeth Olympic Park are just a half hour walk away, as are the high end wining and dining spots of East Village (formerly the Olympic athlete's village). Stratford tube, overground and international stations are just a little further.
- There are twenty three primary and secondary schools within a mile of your doorstep and Buxton School is the closest, serving children from three to sixteen years of age.



A WORD FROM THE OWNER...

"Charming and beautifully maintained Victorian terraced home in the heart of Leytonstone!

Situated in a warm, welcoming community, this property offers the perfect blend of city convenience and natural beauty. Directly across the road, the stunning Wanstead Flats provide a scenic retreat, ideal for morning jogs, weekend picnics, or leisurely strolls.

On either side of the house, you'll find a fantastic coffee shop for your morning brew and a family-friendly pub that serves as a cosy neighbourhood hub. The area is also home to lovely neighbours, fostering a genuine sense of community.

For families, Jenny Hammond Primary School, renowned for its outstanding learning environment, is within easy reach. The property is superbly connected, with quick access to the Central and Elizabeth lines, overground services, and multiple bus routes. You're also just a short walk from Hackney Wick, Queen Elizabeth Olympic Park, and other East London landmarks.

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Reception
11'10" x 14'3"

Reception
10'0" x 11'9"

Storage

Bathroom
4'9" x 5'11"

Kitchen / Diner
10'4" x 26'0"



Bedroom
15'10" x 14'3"

Bedroom
9'8" x 11'9"

Bedroom
10'4" x 15'8"

Bathroom
7'6" x 6'5"

Garden
96'11" x 16'4"



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