

BEACONTREE ROAD, LEYTONSTONE

Offers In Excess Of £925,000 Freehold

3 Bed House - Mid Terrace



Features:

- Stunning Double Bay Fronted Three Bedroom House
- Two Reception Rooms
- Modern Kitchen
- Original Fireplaces and Cornicing
- Large Garden
- Cellar
- Quiet Sought After Bushwood Location
- Close to Leytonstone Station

This classically beautiful period home is packed with charming features and situated in a fantastic spot in the sought-after Bushwood area. As well as three bedrooms, a first floor bathroom, a spacious modern kitchen and two reception areas, it has a generous, leafy rear garden. Leytonstone tube is nearby, as well as many fantastic amenities and open spaces, such as Wanstead Flats.

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

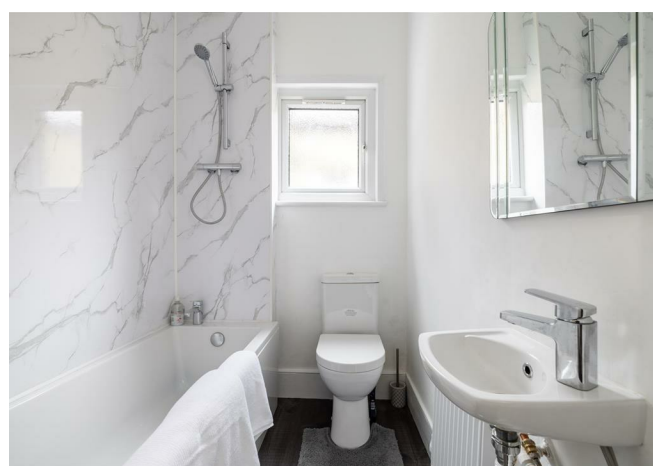
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 2222



IF YOU LIVED HERE...

It'll be a long time before the novelty of approaching your striking brick frontage wears off. Thanks to careful renovation, this is a home that celebrates traditional design without compromising on convenience.

In the front reception room, enjoy the light that spills through the bay windows, showcasing the features such as the fireplace surround and coving. The decor here - and in the rest of the home - has been thoughtfully considered, with neutral hues that complement with the cornicing and joinery. At the rear, you have another reception/dining room with more lovely features, and a separate but adjoining kitchen, thoroughly modern with sleek units and large format parquet flooring. At the rear, the garden truly is epic, with a lush lawn and plenty of mature foliage to bring a sense of seclusion to this already peaceful spot. Back in inside, on your first floor, you'll find three immaculately decorate bedrooms, and a stunning and spacious family bathroom with marble-style tiling and a contemporary over-tub shower. It'll be great peace of mind to know that you have the potential to add a loft extension too (subject to the usual permissions).

Outside, you'll be delighted by your classic Bushwood view. This area is renowned for its wide, tree-lined streets of grand Victorian and Edwardian

homes. Wanstead Flats, once the favoured hunting ground of Henry VIII, is a couple of minutes away, while in the other direction you'll find all the modern buzz of Leytonstone. Within around 18 minutes on foot, you can reach Time Out Restaurant of the Year 2021, Singburi, as well as Filly Brook, Heathcote & Star and Arch Deli. Even closer to home, you'll find your new local, the excellent Red Lion, alongside eclectic bar, The Birds (good for date nights), hidden gem Panda dim sum and sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway.

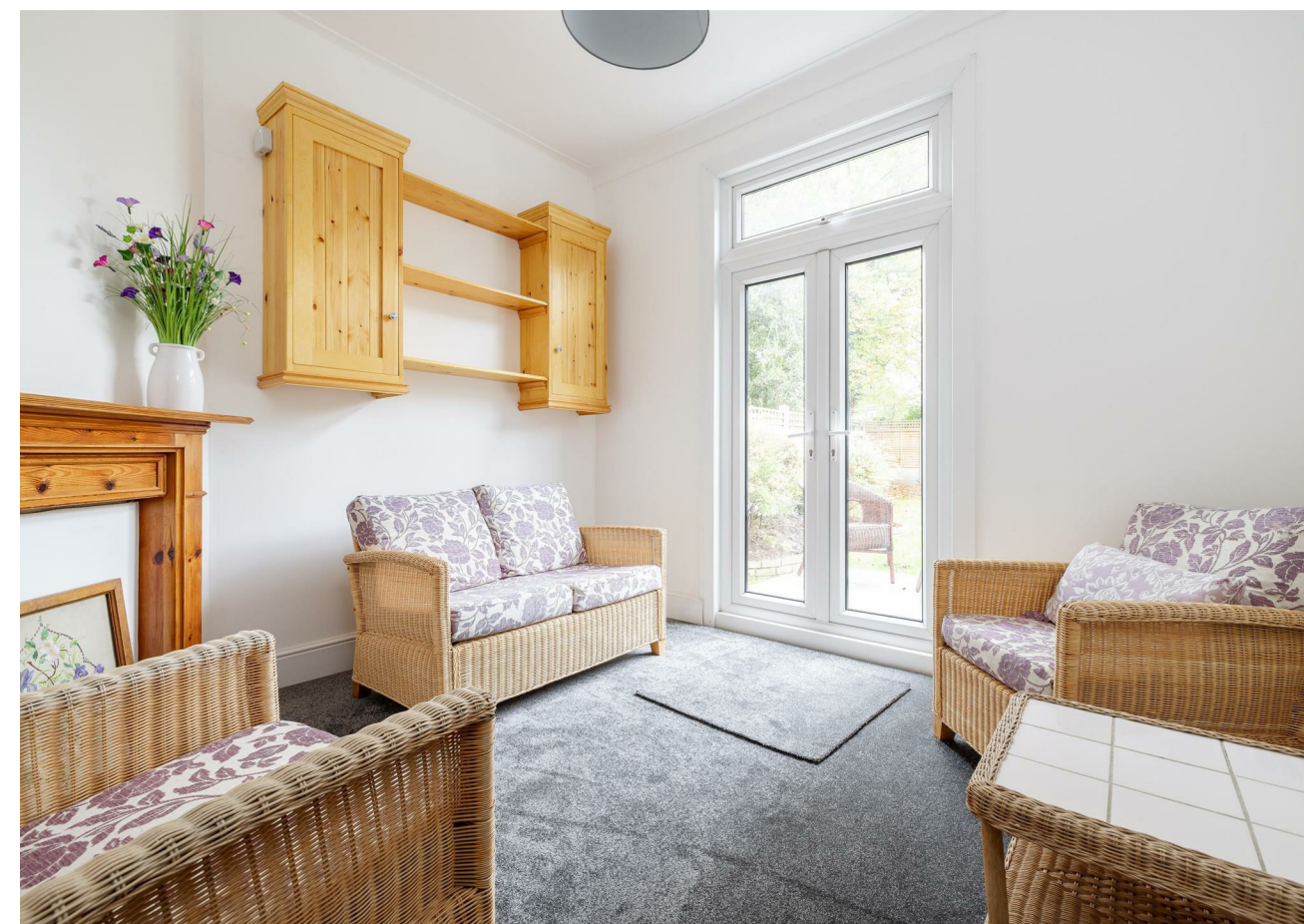
Needs to escape further afield? Leytonstone tube is ten minutes on foot, where you can nip into the West End in less than half an hour. Need to buy everything on your shopping list in one convenient swoop? Get off two stops down the line at Stratford and visit Westfield.

WHAT ELSE?

- Leytonstone High Road station is an 18 minute walk, for the Gospel Oak to Barking line - handy if you want to nip to the seaside.

-As well as all the lovely amenities in the area, you'll never be stuck for essentials since the Leytonstone High Road is only a few minutes away.

- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area - one of the reasons Bushwood is so popular with families.



A WORD FROM THE OWNER...

"No. 12, as we call it, has been a very happy family home for 70 years. I grew up here in the 1960s, and it's quieter now, with less traffic and a greater sense of community as young families move in. It truly is a better place for it. For me, the forest was my playground as a boy; it was safe and still is, full of adventure. The park around the corner on Browning Road is very popular with local families, and of course, there's the North Star pub, which is another local attraction just a stone's throw away. Browning Road is a conservation area that feels like a step back in time. Davies Lane School is the local school, conveniently just a 10-minute walk from No. 12. Wanstead Flats offers a vast open space, with Wanstead Park not far away if you enjoy long walks. The Bushwood estate is a wonderful place to raise a family and to live."

REQUEST A VIEWING
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception Room
12'2" x 14'3"

Reception Room
11'1" x 10'4"

Kitchen
10'0" x 16'9"

Bedroom
15'9" x 14'3"

Bedroom
10'0" x 11'6"



Bathroom
5'7" x 4'11"

Bedroom
11'3" x 10'5"

Garden
26'10" x 53'5"

Cellar
6'2" x 22'4"



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM