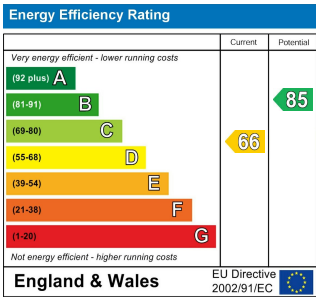
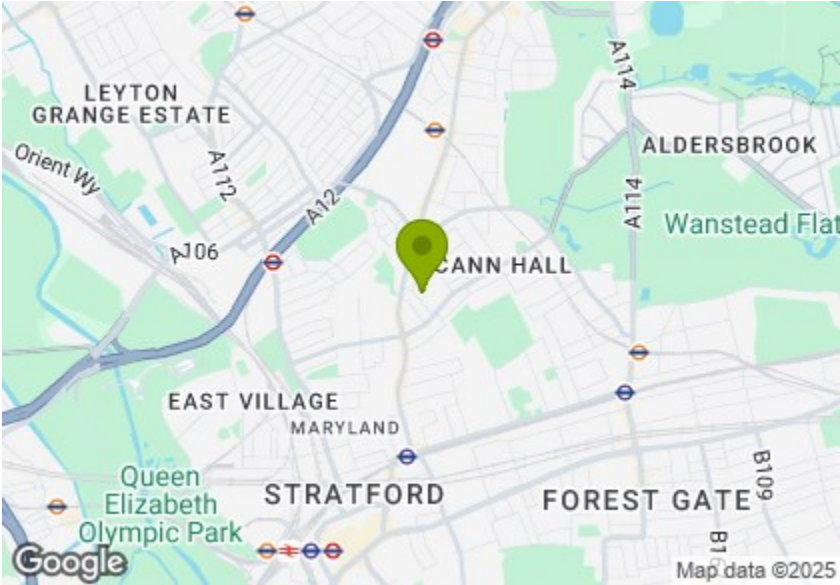


Total Area: 86.1 m² ... 927 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



WORSLEY ROAD, LEYTONSTONE
Offers In Excess Of £625,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom Victorian Terraced House
- Two Reception Rooms
- South West Facing Garden
- Original Wood Flooring
- Within Catchment Area For Jenny Hammond Primary School
- Close To The Elizabeth Line
- Short Walk To Wanstead Flats
- Chain Free

A well-presented three double bedroom Victorian terraced house in excellent order throughout with a sun-trap garden set in this quiet, central location. Close to the Elizabeth and Central Lines and the convenience of Leytonstone High Road's amenities as well as a short walk to the fabulous green expanse of Wanstead Flats, you couldn't be better positioned.

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0203 397 2222



IF YOU LIVED YOU HERE...

Step into this delightful home, brimming with individuality and period charm. As you approach, you'll be greeted by a neatly maintained front garden bordered by a wall and hedge, offering both privacy and security. An elegant arch over the porch leads to the inviting front door.

Inside, the ground floor exudes warmth and character, with beautifully restored original wood flooring flowing throughout. Original wooden doors have also been preserved, honouring the home's heritage. The first reception room features a large bay window overlooking the walled front garden and a striking tree. This space is further enhanced by an original fireplace with a handsome mantel, detailed coving, and cornicing. The alcoves on either side have been fitted with shelves, perfect for displaying treasures, while the lower sections remain open for flexible storage.

The second reception room is equally charming, boasting an ornate fireplace, a built-in cupboard on one side, shelving in the opposite alcove, and a sash window offering views of the outdoors with wood panelling adding additional character.

The galley kitchen is well-appointed, featuring a large range cooker with a double oven and gas hob, ideal for culinary creations. A built-in breakfast bar complete with shelving above, serves as a convenient spot for quick meals or extra preparation space. At the rear of the ground floor, you'll find a separate bathroom and toilet for added convenience.

The landscaped garden is a stylish retreat, designed with a central gravel path guiding you to a raised tiled area at the far end. This space, shaded by a wooden pergola, is perfect for outdoor furniture. Raised beds, edged neatly, are filled with an arrangement of birch trees and shrubs.

Upstairs, you'll discover three well-proportioned double bedrooms: The principal bedroom retains the original floorboards and is bathed in natural light, thanks to two sash windows. A built-in cupboard with a louvred door adds practicality, while the second alcove remains free for your customisation. The second double bedroom features an iron fireplace with a decorative grate, a built-in wardrobe, soft carpeting and a sash window overlooking the garden. The third double also carpeted, offers peaceful views of the green space outside. This charming property masterfully blends period features with modern functionality, offering a home full of character and comfort.

WHAT ELSE?

- Conveniently positioned between the Central Line and the Elizabeth Line means central London and beyond is within easy reach whilst the vast green expanses of Wanstead Flats are on your doorstep.
- Food lovers are spoilt for choice with nearby pubs like the Rookwood Village and the Holly Tree, with the Wild Goose Bakery supplying artisanal treats. Leytonstone High Road is lined with independent shops, cafes, and supermarkets caters to all your local needs whilst Westfield East - Europe's largest shopping mall, housing all your favourite brands is just a short distance away.



A WORD FROM THE OWNERS...

"We have loved living here for the past 11 years. It must be one of the friendliest street in Leytonstone!
It's great having access to the open space of Wanstead Flats, the farmers' market up the road and nice shops and restaurants. We have so many happy memories in our home and hope to find someone who will love living here it as much as we have."

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Reception
10'6" x 13'3"

Reception
11'2" x 11'0"

Kitchen
8'4" x 11'10"

Bathroom

Bedroom
13'11" x 11'4"



Bedroom
8'8" x 10'11"

Bedroom
8'5" x 10'0"

Garden
27'6" x 13'11"



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