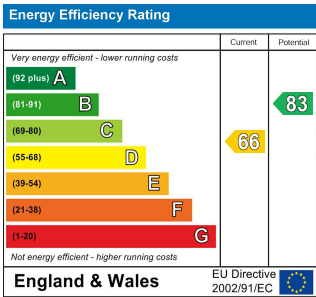
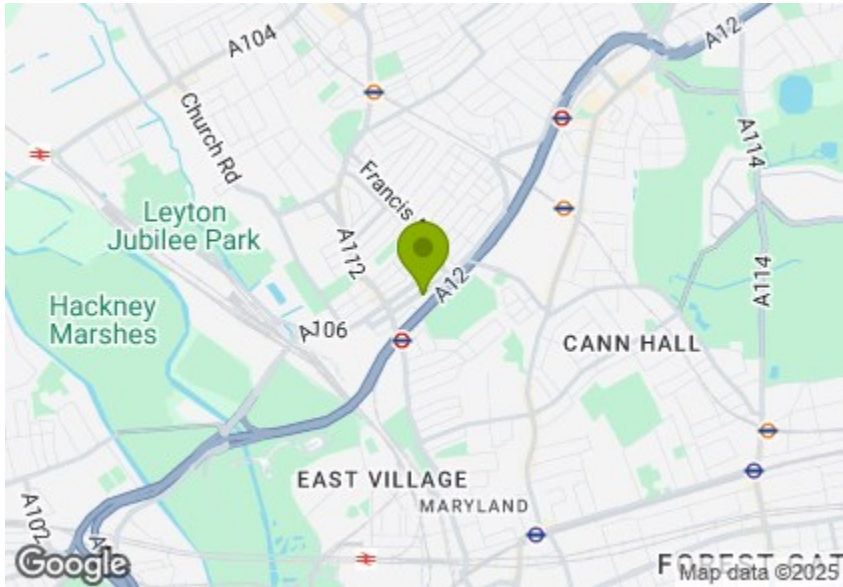




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



GROVE GREEN ROAD, LEYTON

Offers In Excess Of £825,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Through Reception Room
- Cellar
- South West Facing Garden
- Conservatory
- Stunningly Designed Throughout
- Short Walk To Leyton Station

Perfectly positioned between Leyton and Leytonstone, this stunning three-bedroom home is bursting with character, benefiting from a south-west facing garden, cellar, ground floor WC a first floor bathroom, bright through-reception and spacious kitchen with adjoining conservatory, plus countless other highlights including all the glorious period features and the ample amount of storage.

You've got a huge array of top class amenities on your doorstep - including the perks of Francis Road, but if you need to travel further afield, Leyton station is a five minute walk away, where you've got access to the Central line for speedy trips to the City and West End.

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IF YOU LIVED HERE...

You'll love the level of consideration that has gone into restoring this home in a bold yet classic style that will still appeal for many years to come.

Beyond the striking frontage, your epically sized double-reception room is bright and beautiful with its timber flooring, glorious palette and stunning features such as the two fireplace surrounds and ornate coving.

Meanwhile, the kitchen blends tradition with contemporary convenience - you'll love the butler basin, brass fittings, charming units and timber worktops. The fact that you have a separate storage alongside the bright ground floor WC will be a fantastic convenience, as well as the cellar space. At the rear you have your adjoining conservatory, a fantastic space for relaxing, working or dining and enjoying the leafy view. You'll hugely appreciate all the leafy foliage found in the south-west facing garden as it brings a real sense of seclusion.

Back inside, on the first floor, you've got two immaculately finished double bedrooms with beautiful wallpaper- as well as a third smaller bedroom which could make a perfect office of nursery. Finally, your family bathroom is a show-stopper, with its bold, graphic colour scheme and vintage-style fittings. It's got plenty of storage too.

As for the location, you're perfectly positioned to enjoy the eclectic spots found on your very street, including the Filly Brook, Heathcote & Star and the Northcote Arms -

one of our faves. Or foodie highlights off the Leytonstone High Road include award-winning Thai restaurant Singburi, hidden gem Panda dim sum and sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway.

Also just a few minutes beyond your front door, you'll come across the part-pedestrianised section of Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent store Dreamhouse records. You'll love the sense of community too, especially during annual events such as the Francis Road Jumble Trail and Street Party.

WHAT ELSE?

- Leyton tube station is around five minutes on foot to get you into central London via the Central line. Or hop on to the Overground at Leytonstone High Road Road for the Gospel Oak to Barking line, a 16 minute walk away.
- Head south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.
- Parents will be pleased to learn that you have numerous great primary/secondaries nearby, as well as plenty of community-led activities for kids and teens alike.



A WORD FROM THE OWNER...

"I absolutely adore this house! It's been lovingly restored, rewired, replumbed and renovated by me! This big bright airy house is full of period features and charm and it's ready to move in to but also has room to add value if you'd like to add a big fourth bedroom and a bathroom in the full height loft. It's in the most amazing spot, a 5 minute walk to Francis Road with fabulous cafes, shops, pilates studios and hairdressers. It's also so close to Leyton tube which is so helpful for getting around on the central line. A short bus ride to the Olympic Park, Westfield Stratford and Walthamstow Village. The house has been featured in lots of advertising campaigns, music videos and Architectural Digest and The Times Magazine. I have felt nothing but pure joy living here and I hope the buyer will love it as much as I do!"

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Reception

11'10" x 14'9"

Reception

11'9" x 11'8"

Porch

11'0" x 12'6"

Kitchen

11'0" x 12'6"

WC

18'4" x 20'5"

Basement

18'4" x 20'5"

Storage



Bathroom

11'8" x 14'5"

Bedroom

11'8" x 14'5"

Bedroom

7'8" x 9'0"

Bedroom

8'0" x 10'7"

Conservatory

8'0" x 10'7"

Garden

29'7" x 18'10"



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