

Reception Room  
13'3" x 24'4"

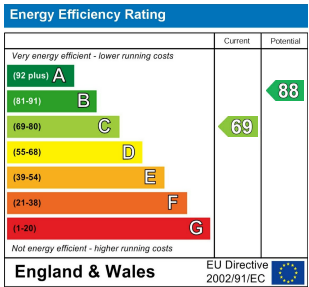
Kitchen  
8'8" x 14'4"

WC

Bathroom  
8'0" x 11'1"

Bedroom  
8'10" x 14'0"

Bedroom  
13'4" x 11'3"



## CHICHESTER ROAD, LEYTONSTONE

Offers In Excess Of £625,000 Freehold  
2 Bed House - Mid Terrace



### Features:

- Two Bedroom Victorian Terrace House
- Well Presented
- Spacious Through Reception
- Large Bathroom With Separate Shower And Bath
- Private South West Facing Garden
- Outside WC
- Close To Elizabeth/Central And Suffragette Lines
- Short Walk To Wanstead Flats

This stylish 877 sq ft Victorian two-bedroom home offers a versatile and well-presented living space, ideally situated near The Elizabeth and Suffragette lines, local amenities, and the vast green expanse of Wanstead Flats, just a short walk away. Key highlights include a spacious through-reception room, a generously sized family bathroom, and a private South West-facing garden—a true suntrap—complete with a convenient outdoor WC.

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#### IF YOU LIVED HERE...

Step through your arched portico and encaustic-tiled entrance, and you'll find yourself in a beautifully spacious through-reception stretching an impressive 24.5ft. A large bay window floods the room with natural light, while privacy frosting on the lower panels ensures seclusion. An ornamental fireplace adds character, while book lovers will appreciate a built-in bank of floor-to-ceiling shelving. A glazed door leads to the side return and outdoor space beyond, bringing in additional light and creating a seamless flow between indoors and out.

The fitted kitchen features bespoke cream cabinetry, warm wooden countertops and matching baseboards that effortlessly complement the large-scale charcoal floor tiles. The gas hob ensures precise control for cooking enthusiasts, while natural light floods the space through a glazed door leading to the garden and a window positioned above the sink.

With its southwest-facing orientation, this garden is truly special—basking in the golden glow of the afternoon and evening sun. This extended exposure is perfect for hosting friends and family on warm summer evenings on the large decked area. At the rear, raised brick flower beds provide an opportunity for vibrant planting, and a shed offers ample seasonal storage. A convenient outdoor toilet and basin add to the practicality of the space.

The internal staircase, elegantly clad in white shiplap, features discreet under-stair storage. Upstairs, you'll find two well-proportioned double bedrooms. The first

151.42 sq ft, overlooks the street through two large windows dressed with stylish white plantation shutters. Soft downlighting and carpeting, consistent throughout the home, enhance the sense of warmth and comfort. The second bedroom, measuring 113.5 sq ft, is equally impressive, offering tranquil views of the garden below.

The family bathroom is clad in warm beige mosaic tiling and crisp white decor with a separate full-sized bath and a walk-in shower, offer both luxury and practicality.

#### WHAT ELSE?

- Elizabeth Line & Central Line: With Maryland Station and Leytonstone High Road nearby, commuting into Liverpool Street (15 mins) or Oxford Circus (under 25 mins) is effortless.
- Conveniently positioned between Leyton, Leytonstone and Forest Gate, you have plenty of choice when it comes to food and drink - Winchelsea Road is a short walk away and has an excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery. Or head north towards the Grove Green Road hub, where you'll find more excellent amenities, including Filly Brook, Heathcote & Star and Arch Deli.



#### A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, home to great gastro pubs like Leytonstone Tavern and The Red Lion, as well as bistro cafés like The Wild Goose Bakery and Back to Ours. There's also the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is rich in history, with interesting and beautiful Grade II listed buildings such as St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, a notable MP and conservationist. There's also St Andrew's Church, built between 1886 and 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 the more active-minded. Wanstead Park, in the former grounds of Wanstead House, features walking trails, cycle paths, and several ornamental lakes — a fantastic place to relax, exercise, and soak up some local history. With an array of buses and the nearby Central Line underground station, you can be in the City and surrounding areas in just minutes."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

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