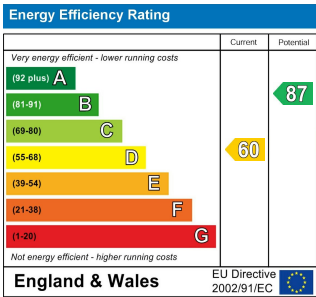


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



## ESTHER ROAD, LEYTONSTONE

### Offers In Excess Of £1,050,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Victorian Terrace House
- Freehold
- Chain Free
- Upper Leytonstone Location
- Close to Hollow Ponds
- Extended Kitchen Diner
- Garden Room
- Four Bedrooms plus Study
- Recently Renovated

Recently renovated, elegantly appointed and impeccably finished. This covetable four bedroom, two bathroom (plus WC) family home is just a short stroll from Leytonstone tube, and arranged over three storeys including a huge open plan ground floor.

Your private rear garden is a perfect blend of pristine patio and lush lawn, framed by mature trees and leading to a substantial garden room, currently in use as a gym but ideal for turning to all kinds of uses. There's also some handy additional storage.

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### IF YOU LIVED HERE...

Your ground floor's wide open from the bay window at the front to the bi-fold patio doors to the rear, artfully extended and masterfully arranged, with clear sightlines stretching for around fifty feet from front to back. The foremost space is finished in smart Royal Blue, with a pristine white limestone mantelpiece and working wood burner. Rich dark vintage floorboards flow underfoot throughout, past a second hearth, open, in whitewashed exposed brick.

From here you step down into your lengthy kitchen diner, with a large skylight overhead, illuminating Royal Blue ranks of cabinetry and chunky white quartz worktops. There's a double width Richmond Stove, large kitchen island taking centre stage and another skylight overhead in your dining area, with patio doors running down one side and a lovely window seat framing views of the garden.

Upstairs, your principal bedroom totals 140 square feet, with custom fitted wardrobes. A second, similarly styled double sits next door, with a dedicated study and your first floor family bathroom completing things. The latter is home to an immaculate vintage suite and a rainfall shower over the tub. Onto the second floor now, for your largest sleeper yet; 175 square feet, with en suite bathroom and freestanding rolltop tub. Your final, skylit sleeper, sits to the rear.

The home was lovingly refurbished in 2019, taken back to brick, repointed, newly insulated and with brand new windows, roofing, plumbing, electrics and white goods installed throughout. The garden room was also added and the garden was completely landscaped. It now features four olive trees, silver birches and a fig tree.

Outside and, as noted, Leytonstone tube is less than half a mile on foot. Sat in Zone Three for the Central line, from here you can get directly to Liverpool Street in fourteen minutes, for a door to door City commute of well under half an hour. The High Road is just the other side of the station for all your day to day amenities, plus a good selection of cafes, bars and restaurants. Try Homies On Donkeys for the best tacos this side of the Atlantic.

### WHAT ELSE?

- The natural green and blue space of Epping Forest and Hollow Ponds starts just eight minutes from your new front door. Explore the greenery, roll out your picnic blanket or hire a row boat and explore the waterways.
- Parents will be happy to discover twenty schools, all less than a mile from your new home, a good mix of primary and secondary, maintained and independent.
- The Sir Alfred Hitchcock Hotel is not just a tribute to one of Walthamstow's most famous sons. Its bar is also the best place to watch the sun go down over Epping Forest.



### 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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**Reception Room**  
10'1" x 10'6"

**Reception**  
13'9" x 10'2"

**Kitchen Diner**  
13'4" x 13'11"

**Dining Room**  
6'10" x 13'6"

**Bedroom**  
13'8" x 10'8"

**Bedroom**  
8'4" x 10'8"

**Bedroom**  
8'4" x 10'8"

**Study**  
4'4" x 7'8"

**Bathroom**  
7'3" x 5'7"

**Bedroom**  
13'4" x 13'6"

**Ensuite**  
8'5" x 7'1"

**Bedroom**  
7'11" x 14'11"

**Garden**  
87'1" x 14'9"

**Garden Room**  
12'8" x 17'6"



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