



GROVE GREEN ROAD, LEYTON
Offers In Excess Of £875,000 Freehold
4 Bed House - Mid Terrace

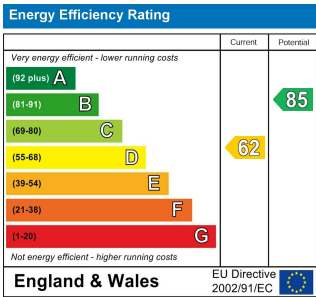
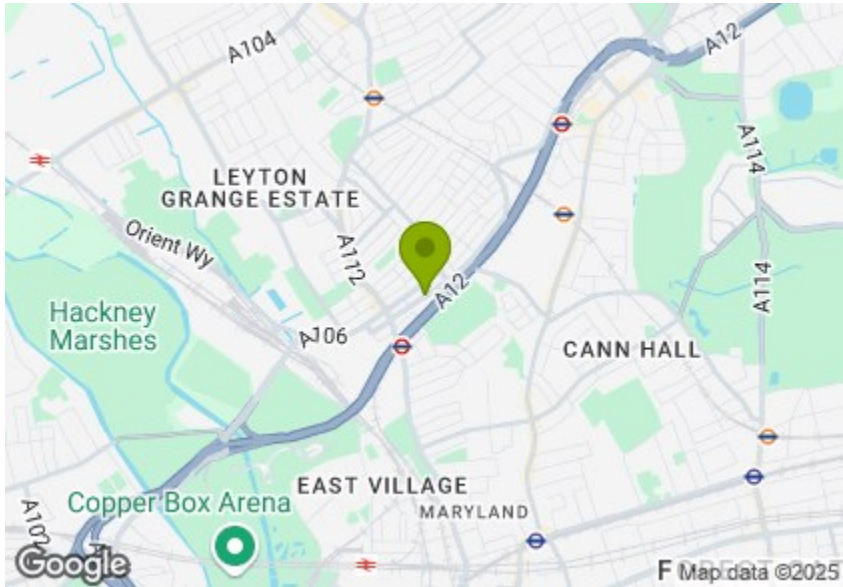


Features:

- Victorian Terrace House
- Four Bedrooms
- Driveway
- Close to Leyton Station
- Converted Loft
- Original Features
- Close to Francis Road
- Cellar

This elegant Victorian terrace seamlessly combines period character with modern convenience. Offering four bedrooms, including a converted loft, it retains original features that enhance its appeal. A spacious cellar provides additional storage, while the driveway offers the rare advantage of off-street parking. Ideally positioned near Leyton Station for effortless commuting, it's also just a short walk from Francis Road, home to a vibrant mix of independent cafés, shops, and a thriving community atmosphere.

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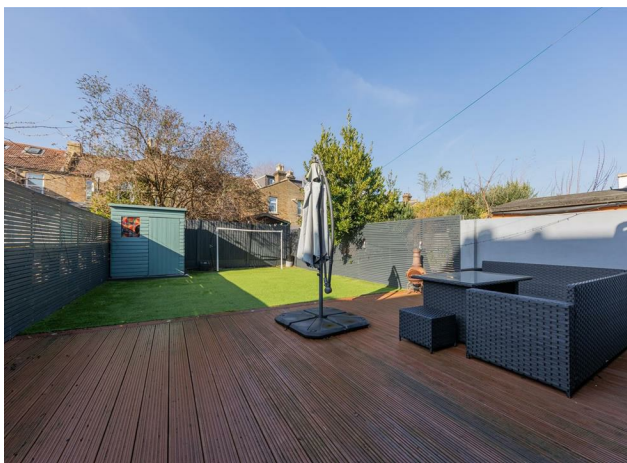
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IF YOU LIVED HERE...

Your fabulous new home welcomes you with a tidy façade and a beautifully tiled pathway leading to the porch and front door. Inside, the wide hallway is bathed in natural light from intricate stained glass panels, highlighting original wood flooring and restored Victorian details. A built-in cupboard neatly houses utilities, while the spacious cellar offers endless potential.

The front reception is a bright, inviting space, featuring a stunning bay window with white shutters, high ceilings, and intricate Victorian cornicing. The original wood flooring enhances the period charm, while a gorgeous fireplace with decorative tiling serves as a striking focal point. The dining room flows seamlessly into the sitting room, creating a spacious and airy layout. The sitting room opens directly onto the kitchen, while the dining room is separated by a wall with a serving window, ensuring a natural flow of light from both the front and rear.

Positioned at the rear, the stylish kitchen boasts a blue tile splashback, sleek grey cabinetry with white countertops, and copper accents. A skylight, two windows, and a glazed door fill the space with natural light, offering lovely garden views. The adjoining WC is elegantly finished with black and white geometric tiles and complementary tones.

The garden is a fabulous retreat. A decked area provides the perfect spot for entertaining or unwinding, while a generous stretch of lawn offers plenty of scope for

flower beds or other additions. Open sky views invite sunlight throughout the day, and with space at the rear, there's even potential to add a studio (STPP).

Upstairs, the landing leads to three bedrooms, a study, and a bathroom. The main bedroom mirrors the elegance of the reception below, featuring a bay window and a charming fireplace. The second bedroom comfortably fits a double bed and enjoys peaceful rear views. The third bedroom, though more compact, is ideal as a nursery, guest room, or walk-in wardrobe. The study, complete with understairs storage, leads to the bathroom, which includes a shower, WC, and a window for natural light and ventilation.

The second floor is home to the fourth bedroom—a spacious and tranquil retreat with a skylight that fills the room with natural light.

Perfectly located, this home is just a nine-minute walk to Francis Road, a lively hub of independent cafés, boutiques, and eateries, offering a strong sense of community. Hackney Marshes and Queen Elizabeth Olympic Park are both within easy reach, providing vast green spaces, scenic walking trails, and excellent sports facilities. Whether you enjoy a morning run, weekend cycling, or a relaxed afternoon by the water, these outdoor spaces offer something for everyone.

WHAT ELSE?

This home offers excellent transport links, with Leyton Underground Station just six minutes away for quick Central Line access. Leytonstone High Road Overground is a 15-minute walk, and numerous bus routes provide easy connections across London.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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Reception Room
15'6" x 14'4"

Sitting Room
14'8" x 10'2"

Kitchen
16'10" x 7'6"

Dining Room
11'1" x 10'1"

WC

Bathroom
7'3" x 6'1"

Bedroom
15'6" x 13'3"

Bedroom
8'0" x 7'0"

Bedroom
14'8" x 9'7"

Study
11'1" x 10'7"

Garden
36'1"

Cellar
16'5" x 7'4"



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