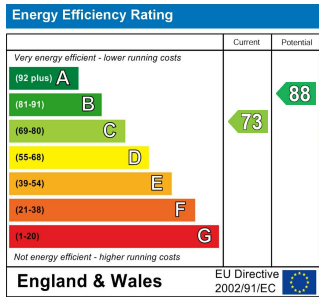
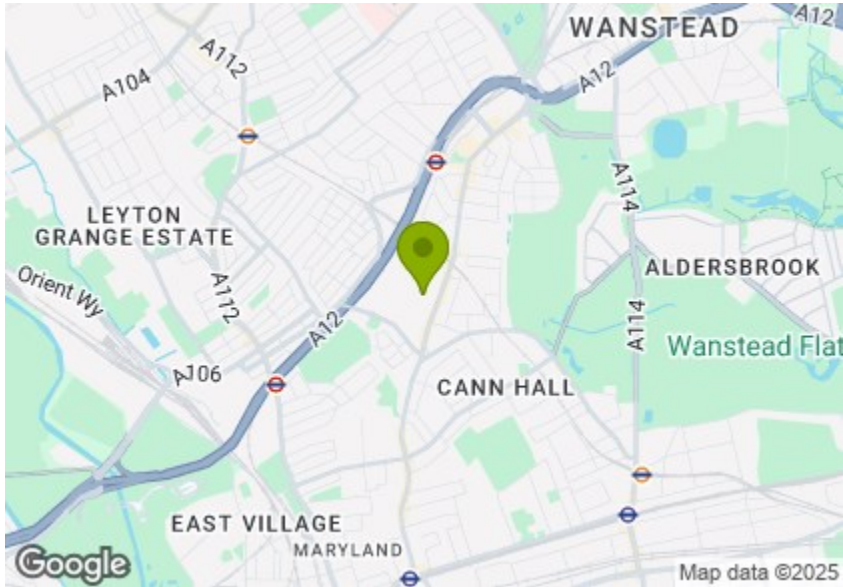




Total Area (Excluding Eaves Storage): 93.8 m² ... 1010 ft²

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.



SOUTHWELL GROVE ROAD, LEYTONSTONE

Offers In Excess Of £800,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedroom Freehold House
- Newly Renovated
- Open Plan Kitchen Diner with Island
- Crittall Style Windows
- Two Bathrooms and Downstairs WC
- Landscaped Garden
- Stunning Herringbone Floors
- Great Transport Links
- Chain Free
- Underfloor Heating to the Kitchen

A freshly renovated and thoroughly immaculate three bedroom, two bathroom family home, arranged over three storeys plus private rear garden. Sat on a quiet turning off the High Road you're just moments from transport, nightlife and nature.

This superb find is presented chain free, for a speedy, hassle free move.

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IF YOU LIVED HERE...

Your ground floor is entirely open plan, with clear sightlines from the bay window at the front to the Crittall style patio doors at the rear. In between you have 400 square feet of immaculate blonde herringbone floors, striking designer brass tower radiators and a glorious kitchen bathed in natural light with a substantial chef's island taking centre stage.

Banks of flawless cream cabinetry line the walls, with a large Butler sink, brass fittings and stately marbled worktops. Open up the doors for your artfully landscaped rear garden, with an expanse of Trulawn ascending to a wonderful patio, surrounded by beds and designer timber fencing. A spare WC completes the ground floor while upstairs the first of your bathrooms is home to more brass trim and a freestanding ceramic tub.

Your principal bedroom to the front totals 140 square feet, softly carpeted to complement the tranquil cream colour scheme, with brass fittings and treetop views. Bedroom two sits to the rear, a generous single ideal for use as a child's room or home office. Upstairs and the loft suite completes things in fine style, dual aspect and skylit with a sliding door leading to a boutique, designer en suite shower room.

Outside and it's just a half mile on foot to Leytonstone station, where the Central line will get you directly to Liverpool Street in fourteen minutes, for a door to door City commute of less than half an hour. There's plenty to stay local for too, with the statuesque Red Lion Gastropub, Hotel and Ballroom just across from the station, and a whole host of other wining and dining spots spread along the High Road.

WHAT ELSE?

- It's just ten minutes from your new front door to the wild, wide open greenery of Epping Forest and Wanstead Flats. Great for a morning run, evening stroll or anytime you want to lose yourself in nature.
- Leytonstone High Road overground is less than five minutes on foot, for the Gospel Oak to Barking Riverside line, your direct route to the River Thames.
- Parents will be pleased to find nineteen schools, primary and secondary, state and independent, all less than a mile away on foot. Davies Lane primary, just ten minutes away, was rated 'Outstanding' in its last Ofsted inspection.



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 area 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
10'7" x 12'3"

Kitchen / Diner
13'5" x 22'6"

Storage

WC

Bedroom
13'10" x 10'5"

Storage



Bedroom
7'8" x 6'11"

Bathroom

Bedroom
16'7" x 12'1"

Shower Room

Eaves Storage

Garden



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