



Total Area (Excluding Cellar): 166.1 m<sup>2</sup> ... 1788 ft<sup>2</sup>

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.

- Cellar  
8'4" x 25'2"
- Porch
- Reception  
13'6" x 15'9"
- Kitchen / Diner  
11'7" x 12'1"
- Shower Room
- Storage / Pantry
- Reception  
12'0" x 18'1"
- Bedroom  
18'6" x 15'9"
- Bedroom  
11'6" x 12'1"
- Bathroom  
8'10" x 7'8"
- Shower Room
- Bedroom  
12'1" x 17'11"
- Garden  
45'4" x 21'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## POPPLETON ROAD, LEYTONSTONE

### Offers In Excess Of £1,150,000 Freehold 3 Bed House - Semi-Detached



#### Features:

- Vast Semi Detached Three Bedroom Home
- Can be Configured to a 5 Bed with Minimal Alteration
- Planning for a Loft Conversion and Rear Extension
- Loft Would Add 2 Further Bedrooms plus a Bathroom
- Large Basement
- Large Private Garden
- Off Street Parking, Double Box Bay
- Moments to Letytonstone Station
- A Short Walk To Hollow Ponds

This beautifully presented Edwardian semi-detached home was originally designed as a spacious 5-bedroom property and has since been reconfigured to offer 3 generous bedrooms alongside extended living areas, creating a more open and versatile layout suited to contemporary family life. With minimal alterations, the home can be returned to its original 5-bedroom layout, making it ideal for buyers seeking flexibility or future growth. Additionally, the expansive loft space offers excellent potential for conversion—subject to planning permission—providing room for up to three further bedrooms, significantly increasing the property's capacity and value.

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0203 397 2222

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hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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0203 369 1818

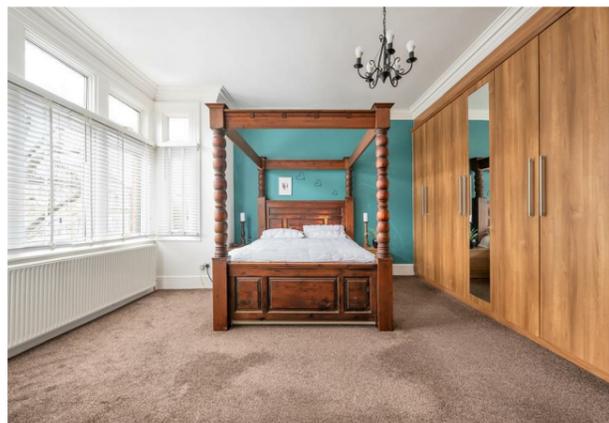
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**IF YOU LIVED HERE...**

You'd have lots of space both inside and out, and scope for further development. Neighbouring properties have extended into their large lofts and added garden studios. The house comprises 1,788 square feet of living space and has a large west-facing garden. It has the generous proportions of a property of this vintage, coupled with elegant original features such as leaded lights, cornicing and ceiling roses.

Entering via an enclosed porch, a wide hallway leads directly to the front reception room. This has a traditional feel, with a large bay window and fireplace. Beyond this are the kitchen/diner and rear reception room; the former is well-equipped and easily accommodates a large dining table, whilst the latter has glazed double doors that provide garden views and open onto the paved terrace. There also a shower room and a walk-in store/pantry on this floor, and stairs down to the 210 sq ft cellar.

The first floor is home to three double bedrooms, two of which could easily be the main bedroom. The first contender is largest bedroom - located the front of the property this measures a huge 18' 6" by 15' 10" and has two windows including a large bay. The second is the rear bedroom, which has garden views and an en suite shower room. The third double bedroom is an easy-to-furnish square shape and located centrally next to the family bathroom, which has a luxurious corner bath.

The property is in excellent condition throughout, with contemporary fixtures and fittings including fully tiled bathrooms. The windows are double glazed, and the living rooms and bedrooms are carpeted.

The house is set back from the road behind a block-paved front garden which provides off-street parking, and gated side access to the low-maintenance mainly paved rear garden, which is a great outdoor room and entertaining space.

**WHAT ELSE?**

- Leytonstone town centre, about a five minute walk away, has a wide range of local independent shops, cafes and restaurants as well as larger chains, including a Tesco Superstore.
- Leytonstone tube station is a mere nine minute walk. This has regular Central Line services to the East London shopping, leisure and transport hub of Stratford, and to the City, the West End and beyond.
- There are plenty of lovely green spaces nearby. Leyton Flats, a 5-10 minute walk from your door, has grassland, woods, and Hollow Ponds, a popular local leisure destination.
- Existing planning approval by Waltham Forest council for a loft conversion and rear extension.



**A WORD FROM THE EXPERT...**

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Back to Ours, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life.

The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 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 actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes - a great place to relax, exercise and soak up some local history.

With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

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