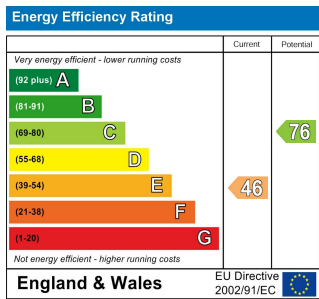
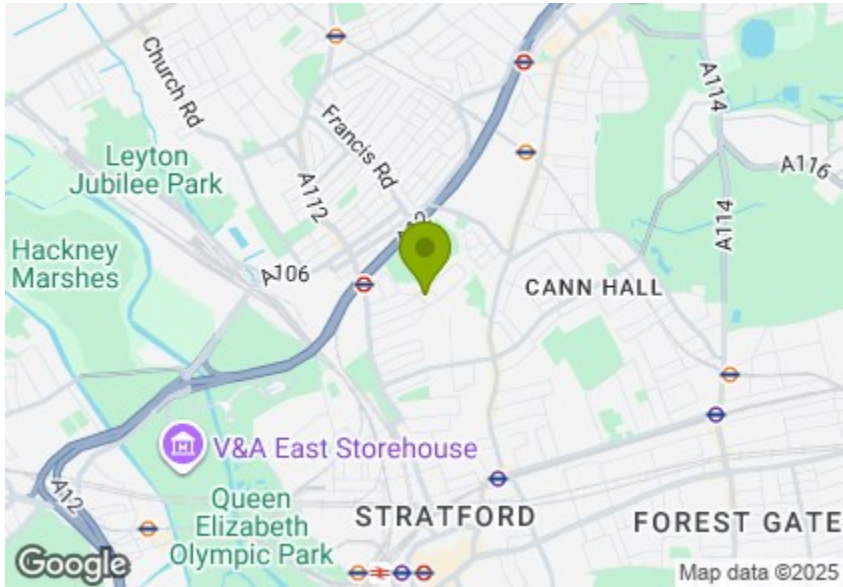




Total Area (Excluding Eaves Storage & Cellar): 137.3 m² ... 1478 ft²

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.



CALDERON ROAD, LEYTONSTONE

Offers In Excess Of £875,000 Freehold

4 Bed House



Features:

- Detached Victorian House
- Four Bedrooms
- Close to Leyton Station
- Good Decorative Order
- Converted Loft
- Two Bathrooms
- Close to Langthorne Park

This detached Victorian house delivers space, style and flexibility across three carefully considered levels. Beautifully maintained and in good decorative order throughout, it features four generously sized bedrooms, two bathrooms and a smartly converted loft, ideal for family life or adaptable home working. The layout offers both comfort and practicality, with plenty of daylight and a strong sense of flow. Located on a peaceful residential street, the home is moments from Leyton Station for easy Central line access, and just a short walk from the green open spaces of Langthorne Park.

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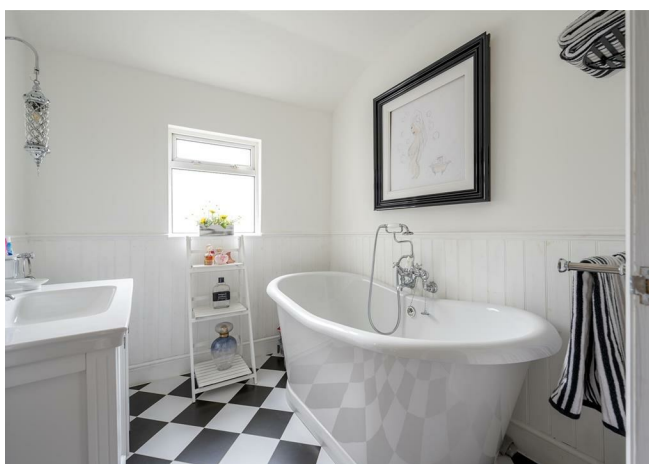
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IF YOU LIVED HERE...

Set behind a black wrought-iron gate, this handsome home makes a confident first impression with its crisp white exterior, decorative window detailing and neatly framed greenery. Step inside the porch and into the hallway where warm herringbone flooring and classic white panelling guide you towards the rear, with sunlight drawing your eye through the interior. The staircase's ornate iron balustrade and solid timber handrail add a sense of character and continuity.

To the left, the through-lounge stretches out beneath high ceilings and an elegant archway. A wide front bay brings in sunshine, while the rear section lends itself beautifully to dining or a creative corner overlooking the garden. Just beyond, a smart ground floor WC is tucked discreetly off the hallway. At the back, the extended kitchen/diner is brightly lit by twin windows and full-width garden doors. Grey cabinetry lines both sides in a balanced layout, softened by pale worktops and metro tiling. There's a clear connection between the dining space at the front and the leafy views beyond. Step outside to a low-maintenance garden with lawn, bordered by mature planting and fencing for privacy.

Upstairs, the bay-fronted principal bedroom impresses with generous proportions and a wall of built-in mirrored wardrobes. Two further bedrooms

sit to the rear, alongside a stylish monochrome bathroom with freestanding tub and a separate WC. At the top of the house, the loft bedroom is bright with skylights overhead and built-in eaves storage, served by a nicely finished ensuite in soft stone tones.

The surrounding area offers a rich mix of green space, community spirit and local character. Langthorne Park is just seven minutes away—a peaceful spot with landscaped gardens, a play area and open lawns. Moments further, Wanstead Flats provides expansive greenery ideal for walking, cycling or simply unwinding. Francis Road is a standout nearby destination—this pedestrian-friendly enclave hosts a well-loved mix of independent shops, cafes and creative spaces. Marmelo Kitchen is a local favourite, known for seasonal dishes and a relaxed vibe along with the favourite pub The Birkbeck. Leytonstone High Road is also close by, with a lively mix of essentials and global flavours. A little further afield, Queen Elizabeth Olympic Park features world-class sports facilities, riverside trails and the much-loved Tumbling Bay Playground. Families are exceptionally well catered for, with numerous outstanding schools nearby, including Newport Primary School and Davies Lane Primary School. Whether you're after green retreats, coffee culture or excellent connections, this location brings it all together with ease.



WHAT ELSE?

Getting around is refreshingly straightforward. Leyton Station on the Central line is around five minutes away, making swift journeys into the City or West End a breeze. A little further on, Leytonstone High Road Overground station offers even more connectivity, with regular services across East London. The area is also well served by local buses, giving you flexible options whether you're commuting, shopping, or heading out to explore everything the neighbourhood and beyond has to offer.

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Reception

11'8" x 25'5"

Kitchen / Diner

10'2" x 23'1"

WC

Bedroom

15'2" x 14'3"

Bedroom

10'3" x 10'7"

WC

Bathroom

7'5" x 7'1"

Bedroom

10'4" x 12'4"

Bedroom

13'3" x 13'0"

Ensuite

7'2" x 4'7"

Eaves Storage

Cellar

4'11" x 22'5"

Garden

30'4" x 20'0"



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