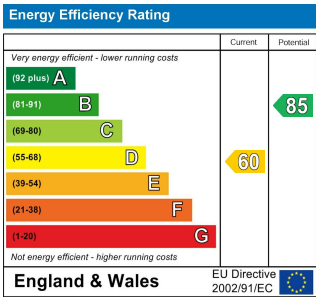
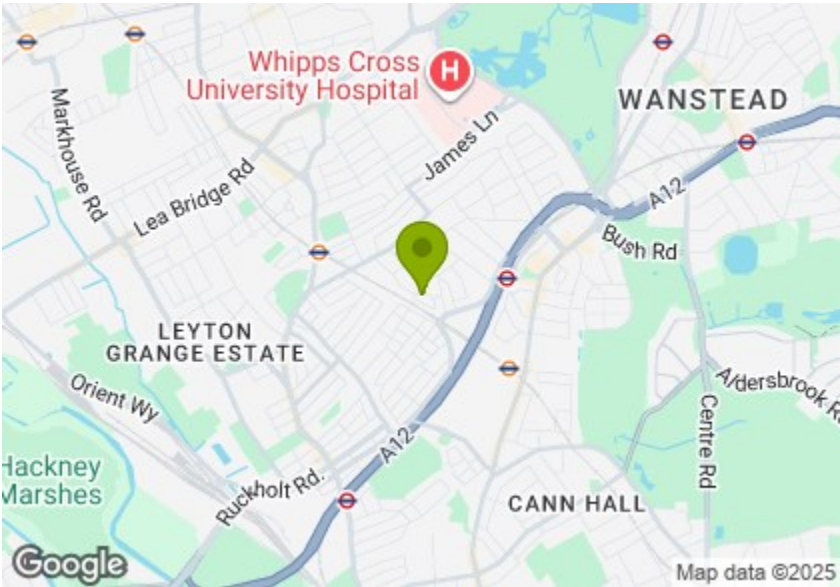


Total Area: 93.8 m² ... 1010 ft²

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.



CAVENDISH DRIVE, LEYTONSTONE

Offers In Excess Of £880,000 Freehold

3 Bed House - End Terrace



Features:

- Three Bedroom House
- Double Fronted
- End Terrace
- South Facing Garden
- Extended Kitchen Diner
- Two Receptions
- Bay Fronted
- Side Access
- Short Walk To Leytonstone Station
- Potential To Extend STPP

This handsome three-bedroom end-of-terrace home offers generous proportions and a bright, flowing layout throughout. With its double-fronted design and bay windows, there's a real sense of space and presence. The extended kitchen diner opens out to a south-facing garden, while two reception rooms provide versatility for family life or entertaining. Practical touches like side access add convenience, and there's exciting potential to extend further, subject to planning. Moments from Leytonstone Station, it's ideally positioned for easy connections and local amenities.

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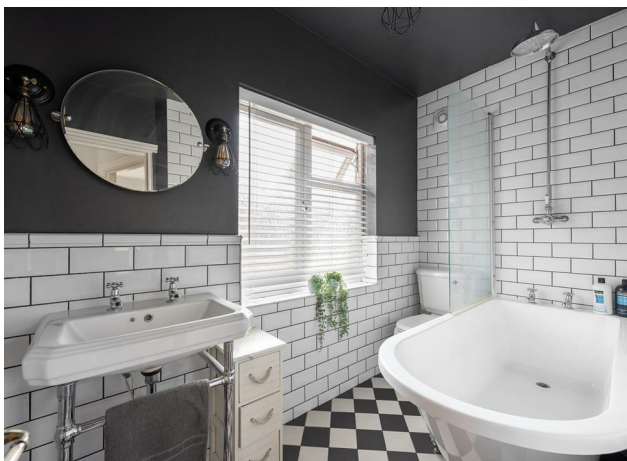
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IF YOU LIVED HERE...

This double-fronted Victorian home features elegant bay windows, crisp detailing, and a striking arched front door with timeless curb appeal. Inside, the entrance hallway sets the tone—light-filled and inviting, with a graceful curve to the staircase, wood underfoot, and practical built-in storage beneath the stairs. Light flows in from the rear, guiding the eye toward the garden.

The first reception room balances period charm with bold style. A cast iron fireplace provides a striking focal point, while bespoke alcove shelving offers both function and flair. The generous bay window bathes the space in daylight. The second reception room is designed for comfort, featuring a wood-burning stove nestled into an exposed brick hearth and French doors opening directly onto the garden. Flooring continues seamlessly here, adding warmth and cohesion.

The kitchen/diner is an impressive space, anchored by a central island. Herringbone tiling adds texture, and a large skylight paired with wide bifold doors ensures the room is flooded with daylight, connecting effortlessly with the south-facing garden beyond. Outside, clean-lined decking and soft planting create a tranquil space to unwind or entertain.

Upstairs, the largest bedroom enjoys a bay window and leafy views, with deep

tones and crisp finishes creating a restful hideaway. Bedroom two is bright and neutrally styled, while the third is gentle and inviting, with a quiet rear outlook. The bathroom makes a bold statement with monochrome tiling, checkerboard flooring, and a rainshower over the tub.

Surrounded by leafy green spaces and vibrant local spots, this area strikes a perfect balance between city living and a strong sense of community. Francis Road is a short stroll away, with its independent cafés, bakeries and neighbourhood favourites like Marmelo and Yardarm offering everything from morning coffee to seasonal suppers. For a classic pub with charm and a buzzing atmosphere, The Leyton Engineer is within easy reach. Nature lovers can enjoy both Wanstead Flats and Leyton Flats nearby—ideal for long walks or weekend picnics—while Leyton Jubilee Park lies in the opposite direction, offering more open space and sports facilities. Highly regarded schools, including Barclay and Newport primaries, add to the area's appeal.

WHAT ELSE?

Transport links are excellent, with Leytonstone Station just ten minutes away on foot, offering quick access to the Central Line. For Overground connections, Leytonstone High Road Station is around a fourteen-minute walk, linking easily to Stratford and Gospel Oak. Whether you're commuting into the City or heading across East London, this well-connected location makes travel simple and convenient.



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
10'1" x 13'11"

Reception
10'6" x 15'7"

Kitchen / Diner
15'2" x 13'11"

Bathroom
9'0" x 5'0"



Bedroom
9'8" x 8'10"

Bedroom
10'0" x 12'3"

Bedroom
15'3" x 10'7"

Garden
28'4" x 14'9"



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