



WALLWOOD ROAD, LEYTONSTONE
Offers In Excess Of £1,250,000 Freehold
5 Bed House - Semi-Detached



Features:

- Victorian Semi-detached House
- Five Double Bedrooms
- Driveway
- Cellar
- Extended Kitchen Diner
- Side Access
- Potential to extend STP
- Large Plot
- Approx 200 ft Garden

A superbly spacious, artfully extended, five bedroom Victorian semi detached family home. Elegantly arranged over three storeys and more than 2000 square feet, plus huge rear garden. Leytonstone tube station is just over five minutes on foot.

Your wonderful rear garden is superbly diverse and uniquely generous. 200 feet in length and bursting with life, here you'll find a mix of patio, lawn, kitchen beds, playground, thriving foliage, a charming dell and mature greenery. A rare treat indeed for a London home.

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IF YOU LIVED HERE...

You'll be stretching out in over 2000 square feet of living space, artfully blended between the classic and contemporary. Your large front lounge is home to the high ceilings of the period, ornate original cornicing and complementary ceiling rose, plus a striking pewter hearth. Another 150 square feet of sociable space, you may want to consider connecting your lounges for an entirely open plan ground floor.

Double doors under a transom window lead through to your extended kitchen/diner, a modern masterpiece with pristine oversized cream tiling underfoot and a trio of skylights overhead. Together with the dual aspect and a rear wall of bi folding patio doors, it's all bursting with natural light wonderfully naturally bright space. The kitchen area's subtly segmented by a timber topped breakfast bar and decked out with sleek glossy cabinets, with metro tiled splashbacks and chrome fittings. A handy utility space and extra shower room completes the ground floor.

Upstairs now and your principal bedroom to the front is a bright and pristine 200 square feet, with those lovely high ceilings, blonde hardwood underfoot and lashings of natural light. Two more double bedrooms, similarly bright and stylish, complete the first floor sleeping arrangements, and your family

bathroom's a smart designer affair with tub and dedicated shower cubicle. Upstairs again and your loft conversion's home to two more large double bedrooms (no boxrooms here) and a stylish skylit shower room.

Outside and, as noted, it's just a third of a mile on foot to Leytonstone tube and the Central line, for direct fourteen minute runs to Liverpool Street and a door to door City commute of around twenty minutes. Heading to the West End? Tottenham Court Road is just nine minutes further. Staying local? Leytonstone High Road is just past the station, around a half mile on foot, for a wide range of shops, cafes and bars. The stately Red Lion Public House, Hotel & Ballroom is well worth a visit, with classic architecture and a delicious menu.

WHAT ELSE?

- You'll be pleased to find five 'Outstanding' primary schools all less than a mile away from your new front door. There's a further dozen mix of primary/secondaries, rated 'Good' and just as close.
- Kerbside appeal is impressive, with that lovely Victorian frontage, huge driveway and side access. There's also a cellar for handy extra storage.
- Nature's never far away here, with the vast open green and blue natural space of Epping Forest and Hollow Ponds just a fifteen minute stroll. Hire a row boat and explore the waterways, or take in the sunset with a drink at the Sir Alfred Hitchcock Hotel.



A WORD FROM THE OWNER...

This house has been in the family for four generations and is a much loved family home, and we will miss it. We have felt so lucky to have such an incredibly large garden and our children have been able to enjoy the raised vegetable beds throughout the seasons as well as the bark chipped play area underneath the sycamore tree.

We love that the house works so well throughout the seasons: The main reception room gets beautiful morning sun, the second reception room is the perfect snug and little library in The dark winter months, and the kitchen bifolds leading to the patio allow us to integrate indoor and outdoor living in the summer. Having ample office space plus guest bedrooms as well as having ample storage in the attic space, cellar and utility room has always been very useful for us as a growing family.

We wouldn't have lived anywhere else - we have reaped the benefit of having hollow ponds and woodland in such close proximity, and having the high street, community groups and the central line within a few minutes walk as well as excellent school options has made this our perfect place to live in London.

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Reception Room
14'4" x 13'10"

Reception Room
12'5" x 11'4"

Kitchen/Diner
21'0" x 19'9"

Utility Room

Wet Room

Bedroom
18'11" x 11'10"

Bedroom
12'5" x 11'3"

WC



Bathroom
11'0" x 9'2"

Bedroom
12'8" x 9'11"

Bedroom
16'4" x 13'10"

Shower Room
7'7" x 6'3"

Bedroom
15'6" x 8'11"

Cellar

Garden
aprrrox 19'6'10"



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