



BLENNHEIM ROAD, MARYLAND

Offers In Excess Of £640,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedroom Terraced House
- Lovingly Renovated by the Current Owners
- Converted Loft With En Suite
- Sage Green Kitchen with Corian Worktop
- Family Bathroom with Terrazzo Tiling
- Private Garden with Lawn and Patio Area
- A Short Walk To Wanstead Flats
- Close to Maryland Station

This thoughtfully renovated three-bedroom home combines generous proportions with stylish finishes across three well-planned levels. A converted loft with its own ensuite adds valuable extra space, while the family bathroom features eye-catching terrazzo tiling. The sage green kitchen is finished with elegant Corian worktops, leading out to a private garden with both lawn and patio areas. Set on a quiet residential street, the property is just a short stroll from the wide open spaces of Wanstead Flats and within easy reach of Maryland station for swift city connections. A well-balanced blend of comfort, character, and location.

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IF YOU LIVED HERE...

The through-lounge sets a warm and welcoming tone, with rich wooden floorboards flowing seamlessly from the front of the house to the rear. The open-plan layout enhances the sense of openness, while a large bay window draws in natural light at the front. Towards the rear, the dining area offers a lovely setting for everyday meals or hosting friends. Under-stair cabinetry keeps things looking clean and uncluttered.

Just beyond, the kitchen combines style and practicality with soft green cabinetry, pale worktops, and a textured herringbone floor. Twin windows flood the area with daylight, accentuating the elegant galley layout. A rear lobby links to the bathroom and lean-to. In the bathroom, bold terrazzo tiling is softened by navy walls and crisp white finishes, while full-height tiles and a large window maintain a bright, polished atmosphere.

Outside, the garden provides a calm and secluded retreat. A stone path leads through the lawn to a raised terrace framed by built-in flowerbeds. Lavender, climbing plants, and cheerful sunflowers bring seasonal colour, while mature trees and shrubs add depth and privacy.

Upstairs, two bedrooms sit off a central landing. The front bedroom features built-in wardrobes and a broad window, while the rear room feels peaceful and inviting, with gentle tones and a playful mural.

At the top of the house, a beautifully arranged loft bedroom offers treetop views from

a Juliette balcony. Vertical wood panelling and muted tones create a tranquil feel, while a skylit ensuite with walk-in shower brings style and comfort to this upper-level retreat.

This well-connected pocket of East London offers a rich mix of green space, culture, and local character. A short walk away, the creative hub beneath the railway arches is home to Joyau, a laid-back wine bar, and Tracks, a lively spot for craft beer and music. Nearby, Wanstead Flats provides open parkland ideal for weekend strolls, with The Holly Tree pub offering a welcoming pit stop. For family-friendly adventure, Queen Elizabeth Olympic Park is within easy reach, home to Tumbling Bay playground, the Olympic pool, and acres of greenery. The area also benefits from outstanding schools, including Maryland Primary School just over 5 minutes away. For shopping, dining or coffee, Westfield Stratford offers an energetic mix of big names and independents.

WHAT ELSE?

Getting around is easy, with Maryland station just over 10 minutes away on foot, offering swift access to the Elizabeth line. Overground links from Leytonstone High Road and Central line services at Leyton station are also within walking distance. Numerous bus routes add further convenience, making travel across East London and beyond straightforward.



A WORD FROM THE OWNERS...

"We love the community, we have so many amenities on our doorstep. Wanstead flats is a short walk from the house which is a beautiful areas to explore. We have a great range of pubs, restaurants, wine bars and parks within a short walk. Our favourites being the Holly Tree and the Leytonstone Tavern. The Olympic park is only a 20minute walk plus Westfield at Stratford for all our shopping needs. The Elizabeth line is great, we can get into central london so quickly now, plus we are only a short walk to the overground at Leytonstone High Road. We love this area, it feels safe and full of young professionals and young families. We will be sad to leave it."

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Reception Room
24'11" x 12'9"

Kitchen
11'0" x 7'8"

Bathroom
7'8" x 5'3"

Bedroom
12'9" x 9'9"

Bedroom
12'10" x 6'3"

Bedroom
17'3" x 9'1"

Ensuite

Lean To
11'5" x 4'5"

Garden
32'9"



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