

SELBY ROAD, LEYTONSTONE  
Offers In Excess Of £795,000 Freehold  
4 Bed House

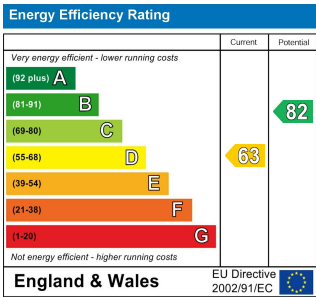
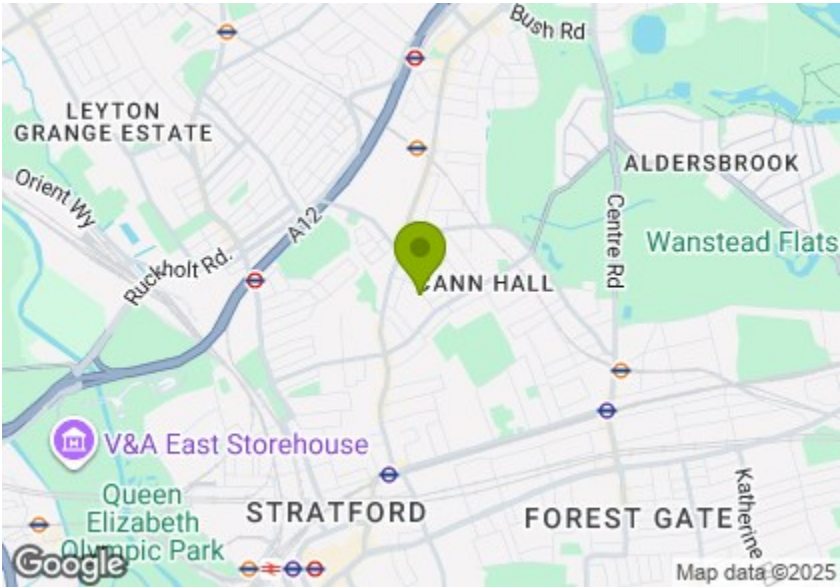


Features:

- Victorian Terrace House
- Freehold
- Four Bedrooms Plus Study
- Close to Wanstead Flats
- Recently Renovated
- West Facing Garden
- Converted Loft
- Extended Kitchen

This timeless four-bedroom home sits in an enviable spot between the vast green space of Wanstead Flats and the buzzing communities of Leyton, Leytonstone, Forest Gate and Maryland. You've also got multiple public transport options within less than a mile, giving you access to the Central line, Elizabeth line and Suffragette Overground. As for the home itself, you'll find a spacious reception, extended kitchen/diner, ground floor WC plus two bathrooms on the upper floors, study, converted loft and west-facing rear garden amongst the highlights.

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### IF YOU LIVED HERE...

Set across three floors and thoughtfully extended, this immaculate home blends original period charm with contemporary touches. The finish is flawless throughout, offering practical family living without compromising on style.

On the ground floor, the bright and spacious reception room spans over 24 feet, with natural light flooding in from the bay window. The sleek, neutral décor, original flooring, and open layout make it a perfect space to relax or entertain.

To the rear, the extended kitchen offers generous space and light, with plenty of room for dining. A run of contemporary units, integrated appliances, and worktops keep things sleek, while the patio doors lead out to a west-facing garden — perfect for summer evenings. You have a handy utility cupboard at the rear of the kitchen, housing a washing machine and tumble dryer, along with a useful lean-to providing additional storage space, keeping the kitchen clutter-free.

Upstairs, the first floor hosts two bedrooms — the larger one stretching the width of the property. There's also a stylish family bathroom and a useful study, ideal for working from home.

The converted loft provides two further bedrooms, both well-proportioned and full of light, along with a modern shower room. Clever eaves storage means everything has its place.

Because you're nicely nestled between Leyton, Leytonstone and Forest Gate, you have plenty of choice when it comes to food and drink. Winchelsea Road is a short hop on foot and has an excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen, Joyau Wine and Wild Goose Bakery. Or head north towards the Grove Green Road hub, where you'll find more excellent amenities, including Filly Brook, Heathcote & Star and the Northcote. A similar distance, you've got Homies on Donkeys (which won BBC2's Britain's Top Takeaway), as well as Panda Dim Sum and Mum Loves Thai Food.

This handy positioning means transport is never a problem. Leyton tube is 15 minutes on foot, ensuring you can easily nip to central London on the Central line, while Leytonstone High Road is 14 minutes away, where you can get the Suffragette Overground between Gospel Oak and Barkingside (perfect for trips to the Essex seaside or Hampstead Heath). Maryland is 15 mins away, which means you can enjoy the perks that the Crossrail Elizabeth line brings.

### WHAT ELSE?

-As well as all the lovely amenities in the area, you'll never be stuck for essentials since you have a local grocery shop, community cafe and pharmacy at the end of your road and the Leytonstone High Road is only two blocks north. Westfield is also within easy reach.

-Drivers can be on the M25 in ten minutes, but it's not close enough to impact on the peace and quiet that Wanstead Flats brings.

-Parents will be pleased to learn that you have numerous primary/secondaries nearby, plus plenty of playgrounds, such as the one at Langthorne Park, and Cann Hall skate park. The Olympic Park is also easily accessible.



### 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."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

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**Reception Room**  
24'4" x 10'3"

**WC**  
12'11" x 4'11"

**Kitchen**  
20'4" x 8'5"

**Bedroom**  
13'6" x 11'0"

**Bedroom**  
11'0" x 8'3"

**Bathroom**  
8'3" x 5'1"

**Study**  
8'4" x 3'11"

**Bedroom**  
14'11" x 13'2"

**Shower Room**

**Bedroom**  
11'5" x 8'1"

**Garden**  
22'11"

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