

## DEVONSHIRE CLOSE, STRATFORD

Offers In Excess Of £625,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Victorian Terraced House
- Freehold
- South Facing Garden
- Close to Maryland Station
- Extended Kitchen Diner
- Close to Leytonstone High Street
- Original Features

This Victorian terraced home combines timeless character with thoughtful updates, offering a freehold property full of charm and possibility. An extended kitchen diner forms a welcoming hub, ideal for both everyday living and entertaining, while a south-facing garden provides a bright and private outdoor retreat. Original features bring warmth and authenticity throughout, adding to the home's enduring appeal. With Maryland Station close by and Leytonstone High Street within easy reach, the location balances excellent transport links with a vibrant mix of shops, cafés and amenities, making it a highly desirable setting.

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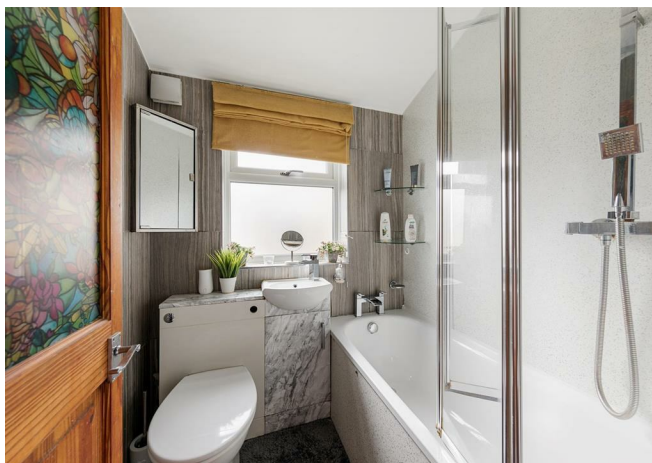
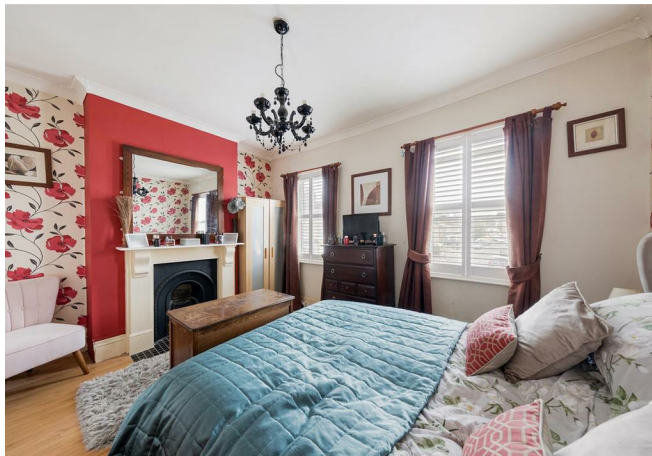
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#### IF YOU LIVED HERE...

The exterior brims with character, where a classic bay window and crisp white detailing are softened by mature planting along the frontage. A red-brick arch draws the eye to the grey front door, while patterned tiling underfoot sets a welcoming tone from the very first step.

Inside, the hallway leads through to two reception rooms, with an understairs storage cupboard tucked neatly away. The rooms flow together beautifully, the front reception bathed in natural daylight from its bay window and enriched with period detailing, wood flooring and a feature fireplace. The second reception also offers a striking fireplace, with tall ceilings and the same wood flooring adding to the sense of space and charm.

To the rear, the kitchen brings vibrancy with bold red tiling set against neutral cabinetry and dark flooring. Generous windows draw in ample sunshine, and the layout moves seamlessly into the dining area, where French doors open onto the garden. This sociable space works perfectly for both relaxed meals and entertaining.

The south-facing garden is a private retreat, beginning with a raised patio ideal for dining outdoors. Steps lead to a neat lawn, framed by flourishing borders that burst with colour, while mature trees at the far end complete the tranquil outlook.

Upstairs, three bedrooms provide flexible living. The front is a generous double with twin windows and a cast-iron fireplace, the middle bright and well-proportioned, and

the rear enjoying garden views with the comfort of soft carpeting. A neatly finished bathroom with bath and overhead shower completes the layout, filled with natural brightness from a frosted window.

The surrounding area offers a lively mix of green spaces, independent spots and well-regarded schools, making it a highly appealing setting. The Railway Arches are less than 15 minutes away, home to Joyau, Tracks and Ramble Café, each bringing their own flavour to the local scene. Forest Gate's 'The Lanes' adds to the choice with its vibrant mix of shops and eateries, while the bustle of Leytonstone High Street is also within easy reach. The Leytonstone Tavern provides a welcoming spot for food and drinks, while Drapers Field and the wide open expanses of Wanstead Flats offer plenty of outdoor space. Families benefit from excellent local schooling, including the outstanding Earlham Primary, just a 14-minute walk away.

#### WHAT ELSE?

Getting around is straightforward, with Maryland Station on the Elizabeth Line just a 15-minute walk from your door, offering swift links into central London and beyond. A wide choice of bus routes also serves the neighbourhood, connecting you with nearby hubs and surrounding areas with ease.



#### A WORD FROM THE OWNER...

"I have lived here since 2004, as soon as I walked in I knew it was place for me to make a home. I have done many renovations since I've been here. I'm mostly proud of garden which I renovated to a lovely space to have a coffee, drink or barbecue with friends. It's a secure quiet garden. I enjoy walks with my dog to Wanstead flats where there is a wild park with lake and birds. Very nice to let dog off lead and play with ball. Property is well located for public transport. Maryland, Stratford and Leyton stations are 10 minutes walk or short bus ride, serving Elizabeth, jubilee, central and DLR. Shopping and eating is close by too. Westfield shopping centre is 15 minutes walk. It has great shops and restaurants. Alternatively there is the Olympic park for a great day out. Devonshire Close is a lovely quiet road with good neighbours. However it is time for me to move to pastures new. I hope next owners have as many happy memories as I have. "

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**Reception Room**  
12'4" x 10'9"

**Reception Room**  
11'3" x 9'1"

**Kitchen**  
13'10" x 9'1"

**Dining Area**  
9'1" x 5'11"

**Bathroom**  
5'8" x 5'0"



**Bedroom**  
14'1" x 10'7"

**Bedroom**  
11'5" x 9'1"

**Bedroom**  
9'1" x 7'10"

**Garden**  
36'1"



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