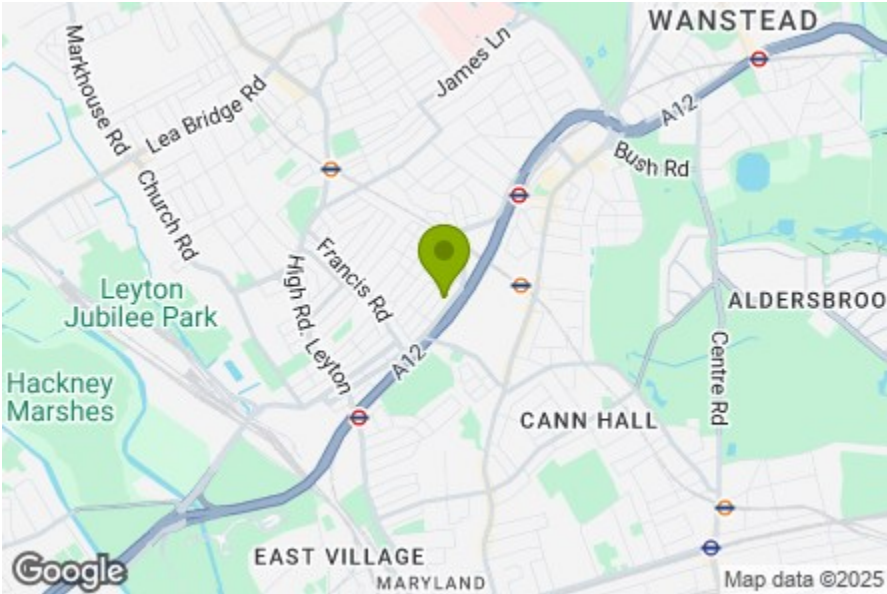




- Reception
11'7" x 11'9"
- Reception
14'7" x 9'11"
- Storage
- Kitchen
8'10" x 9'10"
- Bathroom
- Bedroom
14'11" x 9'10"
- Bedroom
11'7" x 6'11"
- Bedroom
8'11" x 9'10"
- Bathroom
- Garden
14'9" x 29'6"



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



ASHVILLE ROAD, LEYTONSTONE
Offers In Excess Of £700,000 Freehold
3 Bed House - Terraced

Features:

- Victorian Terraced House
- Three Bedrooms
- Two Bathrooms
- Immaculately Presented
- Engineered Wooden Floors
- Short walk to Leytonstone Station
- Fantastic Array of Pubs & Cafe's within Walking Distance
- Modern Kitchen & Bathrooms
- Potential for Further Development (STP)

This beautifully presented Victorian terrace offers three bedrooms, two bathrooms and a refined balance of period character and modern design. Light-filled interiors flow across elegant living spaces finished with engineered wooden flooring and thoughtful detailing. The modern kitchen and bathrooms bring a fresh, polished edge, while the layout provides flexibility for family life. Perfectly positioned within walking distance of Leytonstone Station and surrounded by an excellent selection of cafés and pubs, this home combines convenience with style. There's also exciting potential for further development, subject to planning, making it an appealing opportunity in one of East London's most desirable neighbourhoods.



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IF YOU LIVED HERE...

The soft grey exterior, framed with white detailing, gives the home a quiet grace. A tiled path leads to a beautiful stained-glass front door, where light and colour spill into the hallway, setting the tone for the tranquil, well-balanced interiors beyond. At the front, the bay-windowed reception is filled with daylight, its plantation shutters and pale walls lending a soothing sense of space, ideal for relaxed evenings or gatherings with friends. Further inside, the second reception exudes warmth and character, perfectly suited for dining or unwinding, with a built-in cupboard adding subtle practicality. The adjoining kitchen is light and modern, its neutral palette and easy flow leading towards the garden. There is scope here to open into the side return and connect the rear spaces to form a striking open-plan kitchen and dining area overlooking the garden, subject to planning permission. The ground floor bathroom continues the home's serene aesthetic, with neutral tiling, dark accents, and a full-length bath with overhead shower. Beyond, the south-east facing garden offers a peaceful blend of greenery and privacy, featuring a paved terrace, neat lawn, and a shaded seating area framed by mature trees. Upstairs, three wonderfully balanced bedrooms provide generous comfort and style. The main bedroom is soft and airy with shuttered windows, the second bright and spacious, and the third calm and restful, each offering a distinct sense of harmony. A fresh, two-tone family bathroom completes the first floor with understated refinement. Set in a vibrant pocket of East London, this location offers the perfect balance of

community charm and city convenience. Just around the corner, Francis Road reflects the area's strong local spirit, with its independent boutiques, weekend market stalls, and much-loved spots such as Yardarm, Marmelo and The Northcote Arms. A little further, Leytonstone High Road provides a great mix of everyday amenities along with the ever-popular Wild Goose Bakery for relaxed brunches or coffee with friends. Green spaces are close at hand too, with Wanstead Flats, part of the historic Epping Forest, offering a vast landscape for weekend walks, and the Queen Elizabeth Olympic Park just beyond. Families are well served by excellent schools, including the Outstanding-rated Newport Primary School only a four-minute walk away. WHAT ELSE? Transport links are excellent, with Leytonstone Station just a twelve-minute walk away, offering Central line services direct to Liverpool Street, the West End and beyond. Leytonstone High Road Station is around a ten-minute walk, providing easy Overground connections. Numerous bus routes link the area to nearby neighbourhoods including Wanstead, Leyton, Stratford and Walthamstow.



A WORD FROM THE OWNER...

This has been a much-loved home for the past five years, and we will be sad to leave. The location is perfect - moments from Francis Road, outstanding primary schools, several great parks, and the excellent selection of local pubs, cafes and restaurants in both Leyton and Leytonstone. We've been fortunate to have such friendly neighbors on Ashville Road, and we'll truly miss the community here. It has been a wonderful place to live, with lots of potential to grow and make it your own.

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