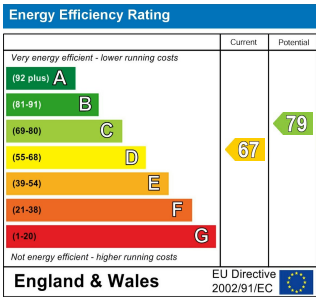
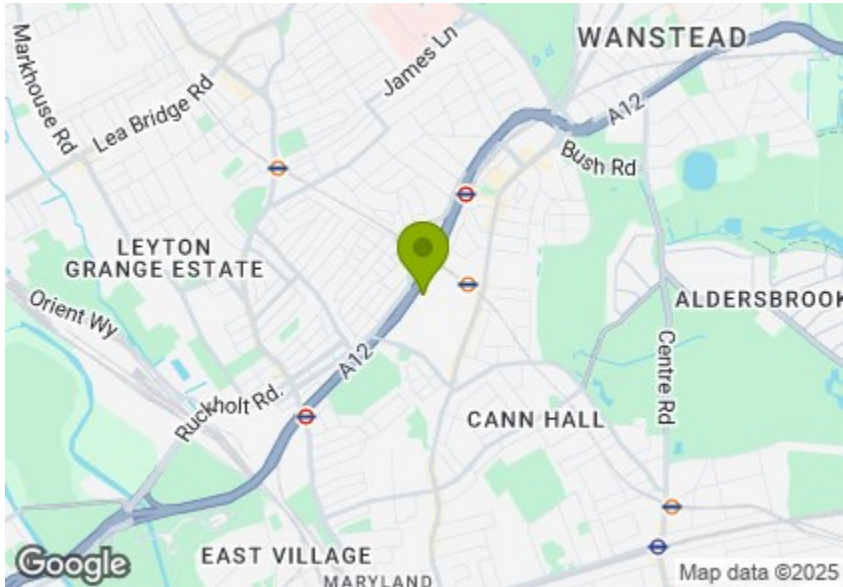




Total Area: 129.8 m<sup>2</sup> ... 1397 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## NORMAN ROAD, LEYTONSTONE

Offers In Excess Of £650,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Victorian Terrace House
- Freehold
- Chain Free
- Four Double Bedrooms
- Close to Leytonstone Station
- Three Bathrooms
- Converted Loft

This well-proportioned Victorian terrace offers generous living across three thoughtfully arranged floors, providing plenty of space for family life. The property features four double bedrooms and three bathrooms, including a converted loft that forms the top floor. Offered chain free, it combines comfort and practicality, with light-filled interiors and a layout that balances space and flexibility. Positioned close to Leytonstone Station and the amenities of the local area, it's a home that offers both everyday convenience and the scope to make it your own.

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E11, E7, E12 & E15  
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0203 397 2222

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hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
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0208 520 3077

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### IF YOU LIVED HERE...

A traditional brick façade with a classic bay window and decorative detailing gives this home a timeless presence on the street. Inside, the hallway sets a warm and welcoming tone, with natural wood accents, built-in understairs storage, and an easy flow through to the main living areas. Light-filled and welcoming, the front reception features a wide bay window that draws in natural light while double doors open to the second reception, creating a wonderfully adaptable space for relaxing or entertaining. Beyond lies a bright, practical kitchen with generous surfaces and ample storage. The layout lends itself perfectly to future reconfiguration, perhaps opening into the side return and adjoining reception to form an open-plan setting that connects beautifully with the garden (STPP). The utility room adds practicality with space for laundry and a convenient shower and WC, while the garden provides a low-maintenance paved area with plenty of scope for planting, seating or outdoor dining, ready to be shaped to your personal style. Upstairs, three well-proportioned bedrooms sit alongside a spacious family bathroom, where neutral tones, tiled walls and natural finishes create a harmonious atmosphere. Rising to the top floor, the generous bedroom suite feels bright and open, with three skylights and a rear window filling the space with soft sunlight. The adjoining ensuite continues the theme of calm simplicity,

finished in pale tones with clean lines and understated fixtures, bringing a considered sense of balance and completion to the home. Living here offers a rare balance of calm and connection, peaceful yet close to everything that makes this part of East London so appealing. The popular Francis Road is within easy reach, known for its independent spirit and welcoming atmosphere. It's home to much-loved spots such as Marmelo, Yardarm, and The Northcote Arms, along with a friendly weekend market that adds to its relaxed, community-led character. Nearby Leytonstone High Road offers further choice, with independent favourites like Wild Goose Bakery and Bocca Bocca sitting alongside everyday conveniences. For fresh air and open space, Wanstead Flats and the fringes of Epping Forest are just a short walk away, ideal for a stroll after picking up coffee from Tamping Grounds. Excellent local schools, including the outstanding Davies Lane Primary, are around 12 minutes from home.

### WHAT ELSE?

Well connected and convenient, the home sits within easy reach of excellent transport links. Leytonstone Underground Station is around 10 minutes away, offering quick access to the Central line and routes into the City and West End. Leytonstone High Road Overground Station is even closer at around five minutes, providing further connections across East London and beyond.



### A WORD FROM THE EXPERT.....

I've called Leytonstone home for the past five years, and in that time I've come to love its unique, eclectic character. From great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there's always somewhere new to enjoy. The open green space of Wanstead Flats offers a serene getaway from the hustle and bustle of urban life.

The area is rich in history, with striking 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.

For quieter days, Leytonstone Library is a welcoming place to explore, while Leytonstone Leisure Centre is perfect if you're feeling more active. Nearby Wanstead Park, set in the former grounds of Wanstead House, offers walking trails, cycle paths and several ornamental lakes — an ideal spot to relax, exercise, and soak up some local history.

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**Reception Room**  
11'11" x 11'4"

**Bedroom**  
11'3" x 9'6"

**Reception Room**  
11'3" x 9'7"

**Bedroom**  
9'9" x 9'0"

**Kitchen**  
10'4" x 9'9"

**Bathroom**  
10'6" x 6'5"

**Utility Room/ Bathroom**

**Bedroom**  
14'2" x 13'8"

**Garden**  
26'2"

**Dressing Room**  
9'10" x 8'5"

**Bedroom**  
14'11" x 10'0"

**Ensuite**  
8'5" x 5'2"



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