

## CAVENDISH DRIVE, LEYTONSTONE

### Offers In Excess Of £775,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Well Presented
- Packed With Original Features
- Bright Bay Fronted Reception With Plantation Shutters
- Modern Bathroom With Walk In Shower
- Built In Wardrobes To Master Bedroom
- Double Bay Frontage
- Short Walk To Leytonstone Station
- Close To Hollow Pond
- Chain Free

A beautifully balanced home offering three comfortable bedrooms and a thoughtful blend of character and modern touches, this property feels light, welcoming and naturally inviting. Its corner position allows generous natural light to pour into both the lounge and main bedroom, enhancing the sense of space and creating bright, uplifting interiors throughout the day. Original features bring a sense of charm, complemented by the bay-fronted reception with plantation shutters and a contemporary bathroom with a walk-in shower. The principal bedroom benefits from built-in wardrobes, while the double bay frontage adds elegant street presence. With Leytonstone Station only a short stroll away and Hollow Pond close by for weekend escapes, the home comes to market chain free, ready for its next chapter.

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0203 397 2222

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hello4@stowbrothers.com  
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E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
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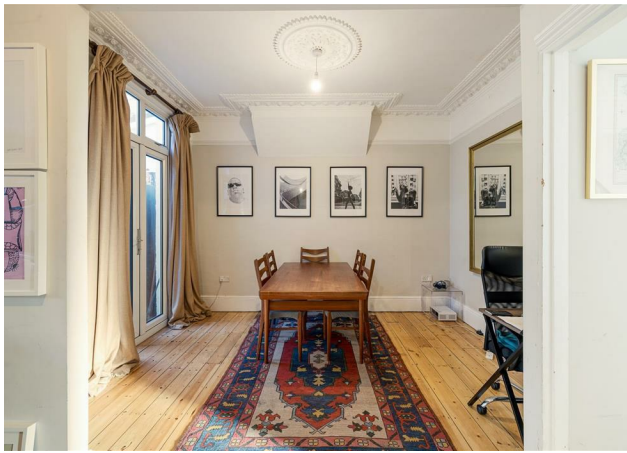
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#### IF YOU LIVED HERE...

With its traditional frontage, the home sets a welcoming tone, with warm brickwork, tall bay windows and crisp detailing highlighted in the light. Elegant gables and shuttered windows complete the picture, offering an attractive first impression that reflects the character within.

Inside, a hallway leads towards the main living areas, with an understairs storage cupboard neatly positioned to one side. The front reception room is a bright, graceful space, its generous bay window and plantation shutters inviting daylight across timber floors. Cornicing, a ceiling rose and a classic fireplace add texture and charm, while fitted shelving frames the chimney breast to create thoughtful display and storage. The second reception room carries the same sense of warmth, opening through tall glazing to the lean-to and offering an easy setting for dining or quiet evenings, with period detailing continued overhead.

Looking out towards the garden, the kitchen enjoys a pleasant outlook and straightforward layout, with the adjoining lean-to providing extra room for storage and access outside. For those considering further improvement, planning consent has already been granted in principle for the extension and remodelling of the ground floor, allowing this area to naturally evolve into a larger kitchen and dining space connecting with the rear reception and opening widely to the garden.

Outside, a good stretch of outdoor space is edged by mature greenery, providing a peaceful setting ready to be shaped to individual taste. Upstairs, the landing links each

room and offers the option of exploring a loft extension in time, subject to planning approval. The principal bedroom is beautifully lit by its bay window, with shutters, fitted wardrobes and calm décor creating a serene feel. A second double room overlooks the garden, offering a quiet retreat, while the third bedroom makes a bright study or guest room. Completing the floor, the shower room combines neutral tiling with good natural light.

Leytonstone sits within a lively pocket of East London, surrounded by independent shops, cafés and green spaces that make everyday life feel well-balanced. Leytonstone High Road brings everyday convenience together with favourites such as Wild Goose Bakery and Bocca Bocca. Just at the top of the road, The Heathcote & Star and The Filly Brook add to the appeal, easy choices for relaxed dinners and spontaneous drinks with friends. A short stroll away, Francis Road adds a more village-like atmosphere with Yardarm, Marmelo and the Northcote Arms, plus its pedestrianised stretch and weekend market. For time outdoors, Hollow Pond and Epping Forest provide woodland trails and open water, while Abbots Park offers space to unwind. Nearby schools add further appeal, including the outstanding Newport Primary School around ten minutes' walk away.

#### WHAT ELSE?

Leytonstone Station is around ten minutes from the home, offering swift Central line links into the city and placing Stratford just two stops away for Crossrail connections across London and beyond. Leyton Midland Road sits within similar walking distance, providing convenient Overground services that further extend options across the capital.



"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON  
E11 BRANCH MANAGER

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**Reception**  
12'7" x 14'0"

**Reception**  
18'2" x 12'3"

**Kitchen**  
11'6" x 6'1"

**Lean to**

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



**Bedroom**  
10'7" x 12'4"

**Shower room**  
7'10" x 6'5"

**Garden**  
approx 19'0" x 26'10"



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