

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		
(0-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**CANN HALL ROAD, LEYTONSTONE**  
Offers In Excess Of £600,000 Freehold  
3 Bed House



#### Features:

- Victorian Terraced House
- Three Bedrooms
- Upstairs Bathroom
- Great Curb Appeal
- Open Plan Through Lounge
- 50" South Facing Garden
- Wanstead Flats on Your Doorstep
- Fantastic Selection of Pubs in Close Proximity

This Victorian terraced house has a confident, inviting feel from the outset, offering three bedrooms and an open plan through lounge that lends itself easily to both relaxed living and entertaining. The upstairs bathroom is well placed on the first floor, while a 50-foot south-facing garden provides a generous outdoor setting. From the street, the house has an attractive presence, adding to its appeal. Wanstead Flats sits moments away, bringing a vast stretch of green space into easy reach, and the surrounding area is well served by a varied and popular selection of pubs.

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#### IF YOU LIVED HERE...

A Victorian frontage with painted brickwork and a bay window sets a softly appealing tone, giving the house a gentle presence and hinting at the character found within.

Inside, the reception room unfolds with an easy flow between lounging and dining areas, shaped by a subtle architectural divide that defines each zone while keeping them visually connected. Warm timber flooring runs throughout, and the bay window brings in an abundance of daylight, lending the room a composed, cohesive feel that suits both everyday living and entertaining.

To the rear, the kitchen shows a thoughtful approach to its design, pairing soft-toned cabinetry with warm timber worktops and crisp square tiling. Open shelving adds personality, while the considered colour palette brings depth and warmth. This space leads naturally into the enclosed lean-to, which provides a sheltered transition through to the garden. Beyond, the south-facing garden is arranged with a balanced mix of lawn and seating areas, framed by established planting and defined edges, making it well suited to outdoor dining and relaxed use through the warmer months.

Upstairs, the principal bedroom offers pleasing proportions, with built-in wardrobes sitting neatly within the room. Soft tones and a thoughtful arrangement create a restful atmosphere, complemented by windows that invite in plenty of daylight. A second bedroom follows with a flexible layout and comfortable proportions, while the study feels purposeful and ordered, with built-in storage keeping everything neatly.

contained. Completing the floor, the bathroom is finished with crisp tiling and a striking dark ceiling, softened by natural light and featuring a bath with a rain shower overhead for a refined, contemporary feel.

Life here is shaped by a broad mix of green space and local favourites. Wanstead Flats, part of Epping Forest, is within easy reach and offers wide open ground for walks, runs and weekend wandering, with Taming Grounds a popular stop for coffee before heading out. Close by, the Winchelsea Arches have become a real destination, home to the likes of Wild Goose Bakery for pastries and brunch, The Wanstead Tap for craft beers, and Joyau for thoughtful small plates. Heading in the other direction, Leytonstone Tavern is a well-loved local for food and drinks, drawing a steady crowd throughout the week. Families are well served too, with several highly regarded schools nearby, including the outstanding Davies Lane Primary School, around 13 minutes away on foot.

#### WHAT ELSE?

Connections are well placed, with Forest Gate Station around 15 minutes away and providing access to the Elizabeth line. Wanstead Park and Leytonstone High Road are a similar distance too, both sitting on the Overground and offering straightforward links across East and North London.



#### A WORD FROM THE OWNERS..

"This is a warm, homely property that we've loved living in and improving over the past eight years, from carefully restoring original features such as the wood flooring to landscaping the sun-trap garden. We're lucky to be part of a wonderful community, with kind neighbours, friendly local cafés, and a fantastic skate park that's loved by both kids and adults. Just minutes from Wanstead Flats, a vast green space and nature reserve we use daily, with woodland walks leading through to Wanstead Park, the location offers the perfect balance of nature, cafés, pubs and everyday life."

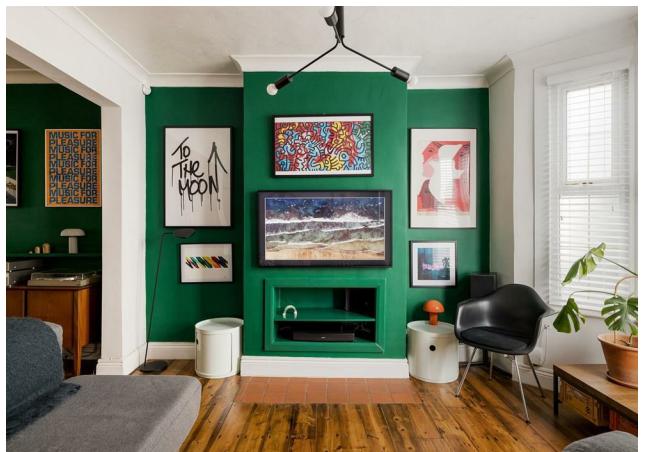
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**Reception Room**

13'1" x 21'4"

**Kitchen**

7'10" x 12'0"

**Lean to**

4'5" x 12'7"

**Bedroom**

13'3" x 10'7"

**Bedroom**

8'2" x 10'5"

**Bathroom**

4'10" x 7'1"

**Study**

7'11" x 4'8"

**Garden**

14'0" x 53'1"



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