

Reception Room
13'9" x 22'7"

Kitchen
9'6" x 13'11"

Utility Room
6'7" x 9'3"

Bathroom
2'5" x 9'3"

Bathroom
5'6" x 6'0"

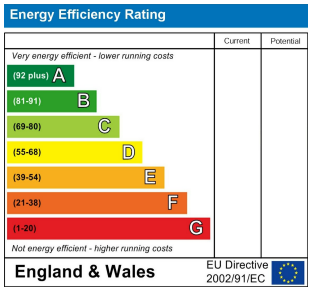
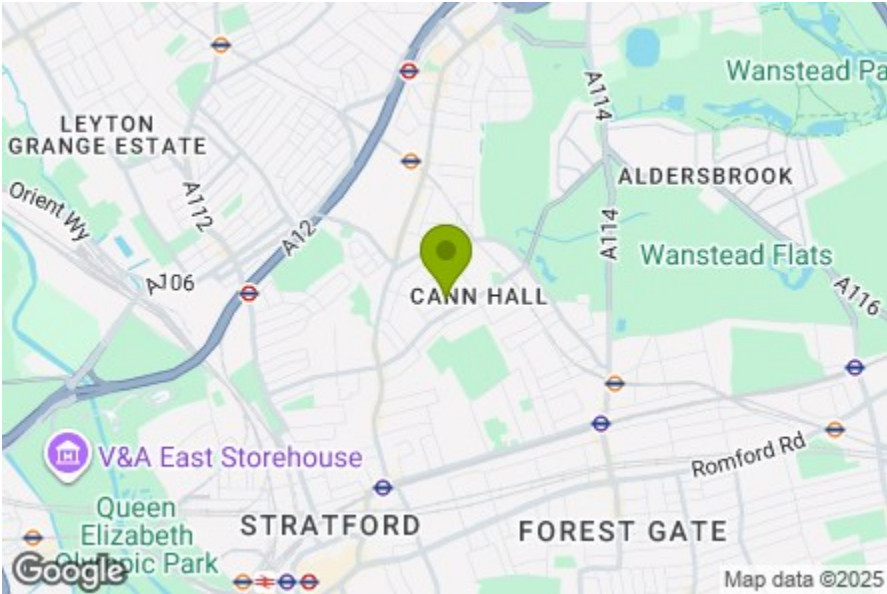
Hallway
4'10" x 13'10"

Bedroom
13'7" x 11'2"

Bedroom
8'6" x 11'2"

Bedroom
9'3" x 11'8"

Garden
22'11" x 14'9"



CHICHESTER ROAD, LEYTONSTONE
Offers In Excess Of £650,000 Freehold
3 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Freehold
- Three Bedrooms
- Close to Wanstead Flats
- West Facing Garden
- Close to Transport Links
- Potential to extend STP

This Victorian terrace house offers generous proportions, period character, and a highly desirable setting. Arranged over two floors, it features three well-sized bedrooms and a layout with excellent flow. A west-facing garden provides an inviting outdoor retreat, while the nearby open expanse of Wanstead Flats offers green space for relaxation and recreation. Well-connected transport links make commuting and exploring the city effortless, and for those looking to enhance the home further, there is potential to extend, subject to planning permission. Combining charm, space, and opportunity, it presents a rare chance to secure a freehold property in a sought-after East London location.

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IF YOU LIVED HERE...

Your new home blends classic period appeal with a soft-toned exterior, bay window and refined detailing, creating a warm and inviting welcome. An elegant arched porch with decorative cornicing frames the front door, setting the tone for the style and appeal within.

The reception room flows generously from front to back, with warm wood flooring adding depth and interest. Sunlight streams through both ends, and there's potential, subject to planning permission, to extend the sense of area by opening into the kitchen and utility areas. The kitchen itself is large, light-filled and well-planned, with a long run of units and tiled flooring. Beautifully maintained, it's ready to enjoy immediately, though its size offers exciting scope for a personalised redesign if desired.

At the rear, the utility room is bright and practical, with French doors leading straight outside. A ground-floor shower room and WC here add welcome convenience for guests or busy households. The outdoor haven is a secluded, sunlit retreat with a paved design for easy upkeep, raised borders bringing greenery and colour, and smart fencing ensuring privacy.

Upstairs, the main bedroom is spacious and restful, with twin windows, shutters, and soothing tones. The middle bedroom is a comfortable, sunlit retreat, while the

third bedroom offers versatility as a guest room, study, or nursery. The bathroom, with overhead shower above the bath, is fresh and functional, with the option to enhance and design to your own taste over time.

The surrounding area offers a vibrant mix of green spaces, independent shops, and community spirit. Just a short stroll away, the Leytonstone Tavern serves craft drinks and seasonal menus in a relaxed, welcoming setting. Head towards Francis Road and you'll find a delightful stretch of independent cafés, bakeries, and boutiques, perfect for a weekend wander. For outdoor adventures, Wanstead Flats opens up miles of Epping Forest heathland, with a stop at Tamping Grounds making a fine mid-walk treat. A little further on, the Queen Elizabeth Olympic Park unfolds with vast open landscapes, waterways, and world-class sporting facilities. Families will also appreciate the excellent choice of schools, including Jenny Hammond Primary School just moments from home.

WHAT ELSE?

Leytonstone High Road station is just fifteen minutes away, with Overground services towards Barking and Gospel Oak for connections across London. Leyton station offers Central line links a little further on, providing fast access into the West End and beyond. The area is also well served by bus routes reaching nearby neighbourhoods, shopping districts, and key transport hubs.



A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Back to Ours, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful 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. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW
E11 BRANCH MANAGER

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