



Woodhouse Road,

Guide Price £700,000 - £725,000



SIGNATURE
PROPERTY PARTNERS

Woodhouse Road,

Charming 3-Bedroom Victorian Home – Woodhouse Road, Leytonstone, E11 - This beautifully presented, brick-fronted Victorian house offers a perfect blend of period charm and modern comfort. Offered chain-free and ready to move into, the property boasts high ceilings, a striking front bay window, and generously sized rooms throughout. The ground floor features an inviting entrance hall that leads to three well-proportioned reception rooms, ideal for family living or entertaining. At the rear, an extended kitchen/diner provides a contemporary space for cooking and dining, with direct access to a generous lawned garden. A versatile outbuilding at the end of the garden offers potential as a home office, studio, or gym. Downstairs, there is also a convenient modern bathroom, adding to the property's practicality for family living or guests. Upstairs, you'll find three bedrooms and one modern bathroom, providing ample space for families or guests. The property also benefits from double-glazed windows and side access, retaining its Victorian charm while offering modern comfort.

The property is conveniently located close to a variety of local shops and amenities. Just a short walk away, you'll find the E11 Market, an artisan market offering unique handmade goods, local produce. Additionally, the vibrant Leytonstone High Road offers a wide range of independent cafes, restaurants, and shops, providing everything you need for daily living.

Families will appreciate the proximity to several well-regarded local schools. Buxton School, Mayville Primary School (0.31 miles) and The Jenny Hammond Primary School (0.24 miles). Secondary education and Connaught School for Girls (0.57 miles) are within easy reach.

Excellent transport links are nearby, including Leytonstone Underground Station (Central Line) and Leytonstone High Road Overground Station, providing fast and direct connections into central London. This makes commuting or exploring the city convenient and efficient.

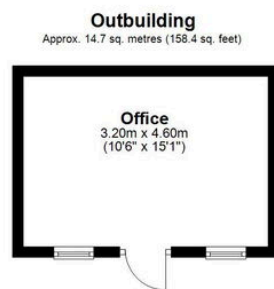






Ground Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 110.9 sq. metres (1194.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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