



Wadley Road, Leytonstone, London, E11 1JF

Offers Over £675,000



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Nestled in the leafy heart of Upper Leytonstone, this charming three-bedroom brick-fronted Victorian terrace offers a wonderful mix of period character and scope for modernisation. Priced at offers in excess of £675,000, the property is ideal for young professionals or families looking to put their own stamp on a home in one of East London's most desirable neighbourhoods.

This spacious home features two generously sized reception rooms that are full of natural light, offering flexible space for relaxing, entertaining, or working from home. The separate kitchen at the rear is large enough for a full dining table and opens out to a private lawned garden with mature greenery and a practical shed at the end —perfect for summer gatherings or peaceful weekends. Upstairs are three good-sized bedrooms, complemented by a loft room that would make a great office, studio, or occasional guest space. While some updating is needed, this property has a lot of potential and could be transformed into an ideal first-time purchase or a warm and welcoming family home. Wadley Road is a quiet residential street just a short walk from Leytonstone Underground Station (Central Line), putting the City and West End within easy reach. The nearby Leytonstone High Road offers a vibrant mix of independent shops, coffee spots. A short walk away, Francis Road in Leyton continues to grow as a buzzing destination for artisan bakeries, delis, and neighbourhood favourites such as Yardarm and Marmelo.

Families are well served by local schools including the highly regarded Gwyn Jones Primary School, Leyton Sixth Form College and Barclay Primary School. For those considering private education, Forest School in Snaresbrook is within easy reach.

Transport connections are excellent, with both the Central Line and London Overground services nearby. The property is well connected by bus routes and offers convenient access to the A12 and North Circular for drivers. This is a rare opportunity to secure a spacious Victorian home in Upper Leytonstone with bags of potential.

Early viewing is recommended to appreciate everything this home and location have to offer. Ref: DM008





Lounge

This charming lounge reflects the character of a traditional Victorian home, featuring coving, chimney breast, and a period bay window to the front that enhances the room's character and space with natural light. The modern double glazed windows ensure comfort and energy efficiency, while the room's proportions make it ideal for both relaxing and entertaining. This lounge offers a perfect blend of classic charm and everyday comfort.

Dining

This well-proportioned dining room offers a practical and inviting space, ideal for both everyday meals and entertaining guests. It features direct access to the garden through a glazed door, allowing for a seamless indoor-outdoor flow. A second doorway leads directly into the kitchen. Double glazed windows and a neutral finish, the room is bright, versatile, and ready to suit a variety of interior styles.



Kitchen

The kitchen is a generous and practical space, offering plenty of potential for improvement and personalisation. A door at the rear provides direct access to the garden, while a second door leads conveniently to the downstairs bathroom. There is room for a dining table, making it a versatile space for both cooking and casual dining. While the kitchen would benefit from modernisation, its size and layout make it an excellent foundation for creating a functional and stylish heart of the home.

Bathroom

The bathroom is fully tiled and fitted with a classic three-piece suite, including a bath, basin, and WC. A double glazed window allows for plenty of natural light while also providing ventilation. Practical and functional, the space offers a clean and neutral finish, ready to move into or update to suit personal style.

Garden

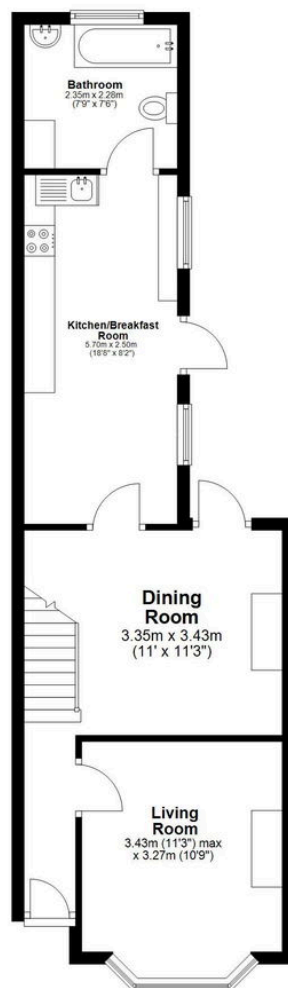
The south-facing rear garden offers a delightful mix of paved and green spaces, perfect for outdoor living and gardening enthusiasts. A paved seating area provides an ideal spot for relaxing or entertaining, while the lawn is bordered by a variety of fruit trees and bushes, adding both privacy and seasonal interest. End of the garden, a large shed with electricity provides excellent storage or potential for a office. This well-maintained garden, offering space, sunlight, and versatility.

Bedrooms

The property offers three double bedrooms, each providing comfortable and versatile living space. Two of the rooms feature charming period Victorian fireplaces, adding character and a touch of traditional elegance. All bedrooms benefit from modern double glazed windows and are finished in a neutral décor, creating a bright atmosphere throughout. Additionally, the property includes a loft space, ideal for extra storage. Perfect for families or those needing additional room.



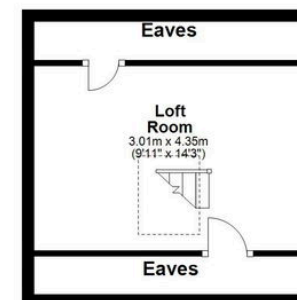
Ground Floor
Approx. 49.3 sq. metres (530.2 sq. feet)



First Floor
Approx. 37.9 sq. metres (408.4 sq. feet)



Second Floor
Approx. 19.5 sq. metres (209.5 sq. feet)



Total area: approx. 106.7 sq. metres (1148.1 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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