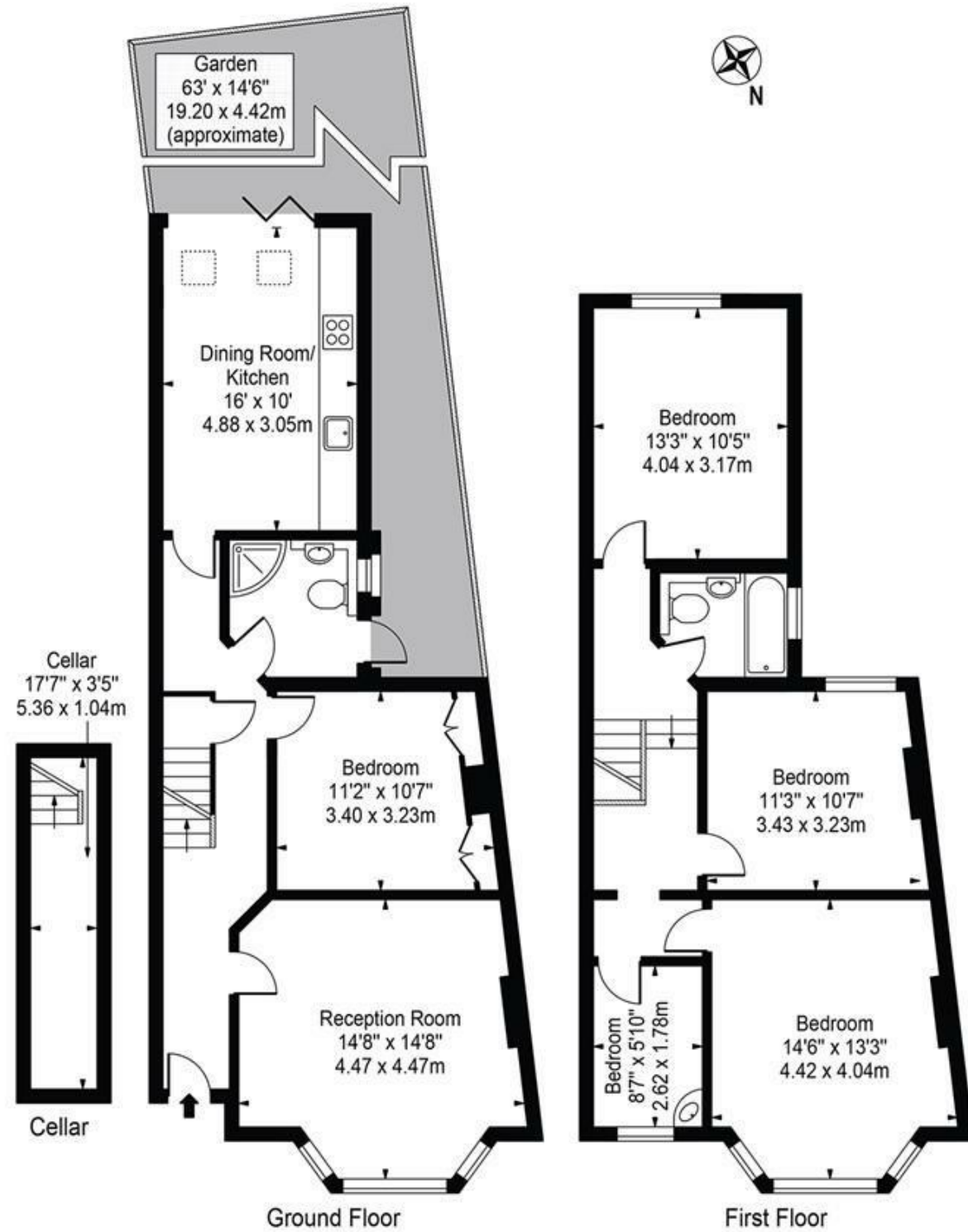


Woodville Road

Approx. Gross Internal Area 1378 Sq Ft - 128.02 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Woodville Road, Leytonstone

Offers In Excess Of £975,000 Freehold

- Victorian, three double bedroom home
- Additional first floor room perfect for home office/dressing room
- Bright kitchen/diner/family room
- Cellar
- 0.1 Miles from Leytonstone High Road
- Rarely available Bushwood area
- Two characterful formal reception rooms
- Ground floor shower room and W.C
- Scope to further extend (STPC)
- Epping Forest Land at the end of the road

Woodville Road, Leytonstone

Proudly positioned in a prime location in the highly sought after area of Bushwood, Petty Son and Prestwich are delighted to offer for sale this exceptionally characterful three double bedroom period home, with a pretty South/Westerly garden.



Council Tax Band: E



Located on Woodville Road in the very popular, but rarely available, Bushwood Conservation Area of Leytonstone. Idyllic forest land lies at the end of your road, yet Leytonstone High Road is a short 0.1 mile walk away. This beautiful Victorian home offers an extraordinarily peaceful setting and yet is within easy reach of Leytonstone Central Line tube station (0.4 miles), the A12, A406, M11 and M25 and fantastic nursery/schooling facilities – the ideal location for commuters and young families.

Starting with an exposed brick façade and double height bay externally and exposed floorboards, ornate cornicing and fireplaces internally, the home has retained a huge amount of character both inside and out. A large reception to the front and separate reception to the rear provides options for families requiring a playroom or separate dining space. Moving towards the rear of the home, a small flight of steps leads you down to a handy ground floor shower room and W.C with access to the side return. A small extension to the original kitchen has created a wonderfully bright and spacious family kitchen/diner, complete with an extensive run of cabinets and fitted appliances in addition to overhead skylights and bifold doors making the most of the favourable South/Westerly aspect. The rear garden has been sympathetically landscaped to provide a patio leading to central lawn with surrounding beds and rear storage shed. There is also access to a handy cellar from the ground floor, perfect for storage.

To the first floor there are three double bedrooms with original fireplaces, the principal of which is particularly impressive with a large bay window increasing the natural light and floor space on offer. A fourth room provides an options for a home office or adjoining dressing room to the principal bedroom, with a modern family bathroom completing the accommodation to the first floor. The loft could be turned into further accommodation by way of a loft conversion (STPC).

EPC Rating: C70
Council Tax Band: E

Sitting Room
14'8 x 14'8

Rear Reception Room
11'2 x 10'7

Kitchen/Diner
16' x 10'

Bedroom One
14'6 x 13'3

Bedroom Two
13'3 x 10'5

Bedroom Three
11'3 x 10'7

Bedroom Four
8'7 x 5'10

Cellar
17'7 x 3'5