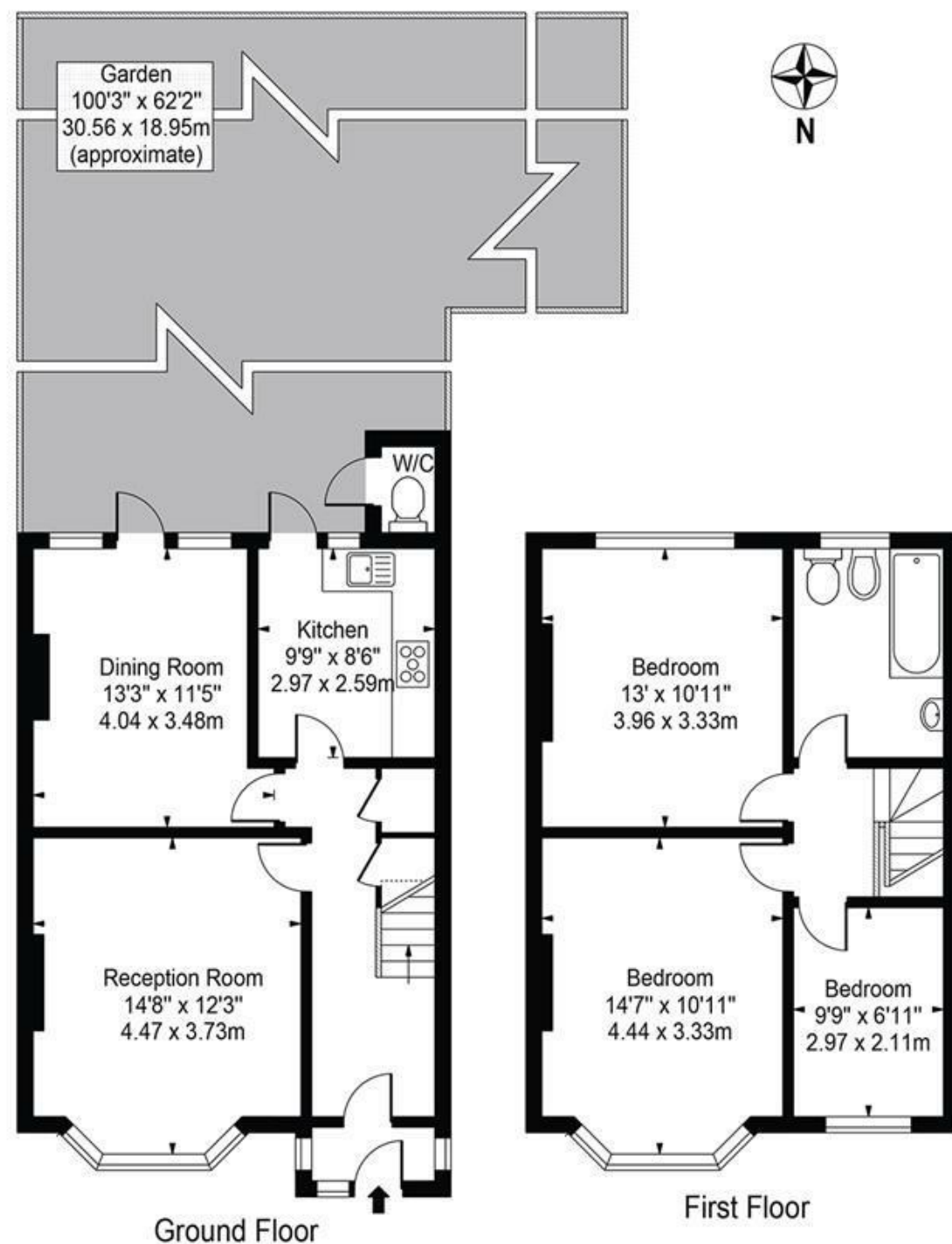


Bushwood

Approx. Gross Internal Area 1034 Sq Ft - 96.06 Sq M

(Excluding W/C)

Approx. Gross Internal Area Of W/C 10 Sq Ft - 0.93 Sq M



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.



Bushwood, Leytonstone

Offers In Excess Of £1,050,000 Freehold

- Three-bedroom home
- Directly bordering the Wanstead Flats
- Potential to extend (STPC)
- Side access to garden
- A direct, 0.2-mile route to Davies Lane Primary School (Ofsted outstanding)
- Huge, South facing garden
- Period charm inside and out
- Bushwood conservation area of Leytonstone
- 0.2 Miles to Leytonstone High Street
- Close to a wide range of transport links

Bushwood, Leytonstone

An exceptionally positioned family home on the edge of Wanstead Flats - Petty Son & Prestwich are delighted to present this enchanting end-of-terrace residence. Boasting a substantial south-facing garden, uninterrupted panoramic views across the Wanstead Flats, and exciting potential to extend (STPP).



Council Tax Band: D



Nestled peacefully at the end of a quiet cul-de-sac on the boundary of the Wanstead Flats, this elegant end-of-terrace residence offers a rare blend of tranquillity and connectivity. Enjoying a leafy, semi-rural setting with far-reaching views, the home is superbly situated just 0.2 miles from the vibrant Leytonstone High Road, with its eclectic mix of boutique shops, independent cafés, and acclaimed restaurants.

Boasting excellent transport links, the property lies within walking distance of both Leytonstone Underground (Central Line – 0.4 miles) and Overground stations (0.5 miles), providing swift access to the City and beyond. Road users will also appreciate proximity to the A12, A406, M11, and M25. For families, a pathway immediately outside the property provides a direct and traffic-free route to the Ofsted-rated 'Outstanding' Davies Lane Primary School.

This unique residence enjoys an enviable position backing directly onto the open expanses of Wanstead Flats, affording enhanced privacy and uninterrupted views. The beautifully maintained south-facing garden is truly exceptional – a rare and expansive L-shaped plot, landscaped with established fruit trees, flowering beds, and vegetable patches, creating a private, sun-drenched oasis that will delight keen gardeners and entertainers alike. A side gate offers direct access to the Flats, ideal for weekend cycling, discreet garden waste removal, or future extension works.

Lovingly maintained and significantly upgraded since its purchase in 2009, the property has benefited from comprehensive improvements including a new roof, full rewiring and replumbing, fully replastered and the installation of a contemporary kitchen and bathroom. The interiors exude period charm and warmth, with original exposed floorboards running throughout the ground and first floors (excluding the tiled kitchen and bathroom areas), and two inviting reception rooms featuring working open fireplaces with antique wooden surrounds. Double-glazed windows and doors are present throughout, ensuring comfort and energy efficiency.

The first floor comprises three well-proportioned

bedrooms, including two generous doubles and a versatile single room. The loft space is fully boarded, fitted with a skylight for natural light and ventilation, and offers outstanding potential for conversion (STPP), as does the rear of the property, for those seeking to create a larger family home. A substantial wooden shed provides ample storage for bicycles and gardening equipment, while the mature borders and hedging offer a high degree of seclusion throughout the seasons.

This is a truly unique opportunity to acquire a characterful family home in one of Leytonstone's most sought-after positions – where the serenity of open green space meets the convenience of a well-connected urban lifestyle.

EPC Rating: D62
Council Tax Band: D

Reception Room

14'8 x 12'3

Dining Room

13'3 x 11'5

Kitchen

9'9 x 8'6

Bedroom

14'7 x 10'11

Bedroom

13'0 x 10'11

Bedroom

9'9 x 6'11