



Cheneys Road, Leytonstone

Offers In Excess Of £750,000 Freehold

- Four-bedroom house
- Downstairs toilet
- Stunning family bathroom
- Beautifully extended
- Ensuite shower room
- 0.9 miles to Leyton Underground Station

Set on a quiet, friendly tree-lined residential street in a low-traffic neighbourhood close to good transport links and green spaces, Petty Son and Prestwich are delighted to offer for sale this four-bedroom extended Victorian home that perfectly blends period features with contemporary design.

Cheneys Road is part of a quiet pocket of Victorian streets between the lower end of the High Road Leytonstone and the wonderful Wanstead Flats. The popular Jenny Hammond Primary School is just four minutes' walk away and is rated Good by Ofsted, while Davies Lane Primary School is a short stroll and is rated Outstanding. Also ideal for city commuters this home is just 0.9 miles to Leyton Underground with the Elizabeth line available at Maryland rail station. The house greets you with a traditionally good-looking London Stock brick frontage, with white-painted lintels and foliage-topped columns to the bay window.

Follow the tiled mosaic pathway to an arched recessed porch with Victorian tiling and stunning original stained glass front door. Stepping inside, a stylish hallway takes you to an impressive and inviting lounge/dining room that features rich wooden parquet flooring that enhances the fireplace, complements the deep grey walls, and highlights the smart white schoolhouse style radiators.

You then enter a fantastic cream shaker style kitchen, with chunky wooden work tops, butler sink and white metro-tile splash backs.

Back in the hallway the stunning tiled floor leads you upstairs where the landing retains the exposed, polished floorboards and allows access to two double bedrooms, where the primary bedroom runs the entire width of the front of the house. The luxurious family bathroom has a contemporary rainfall shower as well as a stunning roll top bath.

The loft space has been thoughtfully extended to create a further two bedrooms that are accessed via an attractive tiered landing that is lovely and bright thanks to the addition of a notable skylight. The larger bedroom on this floor has the added bonus of two Velux windows, plenty of storage space in the eaves and benefits from a stunning ensuite-shower room.

The low maintenance rear garden is the perfect area to enjoy the summer sun and host BBQ's, with a tiered patio and attractive potted plants.

EPC Rating: D73
Council Tax Band: C

Reception/Dining Room
24'2" x 10'2"

Kitchen
11'10" x 8'2"

Bedroom
13'5" x 10'11"

Bedroom
11'0" x 10'11"

Bedroom
10'11" x 8'5"

Bedroom
10'11" x 7'10"

Cheneys Road

Approx. Total Internal Area 1257 Sq Ft - 116.78 Sq M

(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1178 Sq Ft - 109.44 Sq M

(Excluding Eaves Storage & Restricted Height Area)



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.