



Mayville Road, Leytonstone

Offers In Excess Of £900,000 Freehold

- Five-bedroom Victorian house
- Large kitchen/breakfast room
- Downstairs WC
- 0.3 miles to Leytonstone Overground Station
- Stunning condition throughout
- Fitted wardrobes
- Family bathroom and separate shower room
- 0.8 miles to Leytonstone Underground Station

Petty Son & Prestwich are delighted to offer for sale this beautifully appointed five-bedroom Victorian house that has been extended and finished in an exacting standard.

Just a short stroll from Leytonstone High Road with its eclectic mix of shops, bars and restaurants, this home is close to a fantastic range of amenities, including Back to Ours café and Good Shepherd Studios, the Red Lion pub, Mammoth Tap Rooms and Dina Wine Bar as well as a short walk to the ever-popular Francis Road. In addition to being just 0.3 miles from Leytonstone High Road overground station and 0.8 miles from Leytonstone Central Line station, Maryland Elizabeth line station is also within easy reach, as is Stratford and Westfield Shopping Centre. Further transport links include local bus routes and easy road links to the A12, North Circular, M11 and M25, with amazing green spaces such as Wanstead Flats and Jubilee Pond just a short stroll away. When pulling up this home is truly striking thanks to the immaculate frontage, double bay windows, Victorian brickwork, and attractive sash windows. Pass the front door, you step into timeless style and effortless modern living, blending classic character with high-spec contemporary updates with the property offering generous proportions, exquisite design details, and superb flow throughout. At the heart of the home is an expansive semi open-plan ground floor, where clear sightlines stretch from the charming front bay window to the sleek bi-folding doors at the rear, opening out onto an impeccably landscaped garden, perfect for year-round entertaining. The kitchen spans an impressive 275 square feet and comes fully equipped with a brand-new range of fitted appliances, ideal for home chefs and hosts alike. Throughout the property, classic three-column radiators complement the original period character. Original timber floorboards, elegant cornice mouldings, and stunning period mantelpieces run throughout, matched with timber interior doors and vintage designer touches that reflect the home's rich history. The layout of the large lounge/dining room and spacious kitchen diner will suit every family's needs, with the recently fitted WC completing the ground floor accommodation perfectly. Venturing upstairs you will find three flawlessly styled bedrooms and a showstopper of a bathroom with floor-to-ceiling metro tiles and a separate rainfall shower for that spa-like experience. The loft has been cleverly converted and extended to create a further two bedrooms and a stunning double shower room. All five bedrooms are generous, bright, and airy, ideal for growing families, guests, or versatile home working.

Reception/Dining Room
24'5" x 10'10"

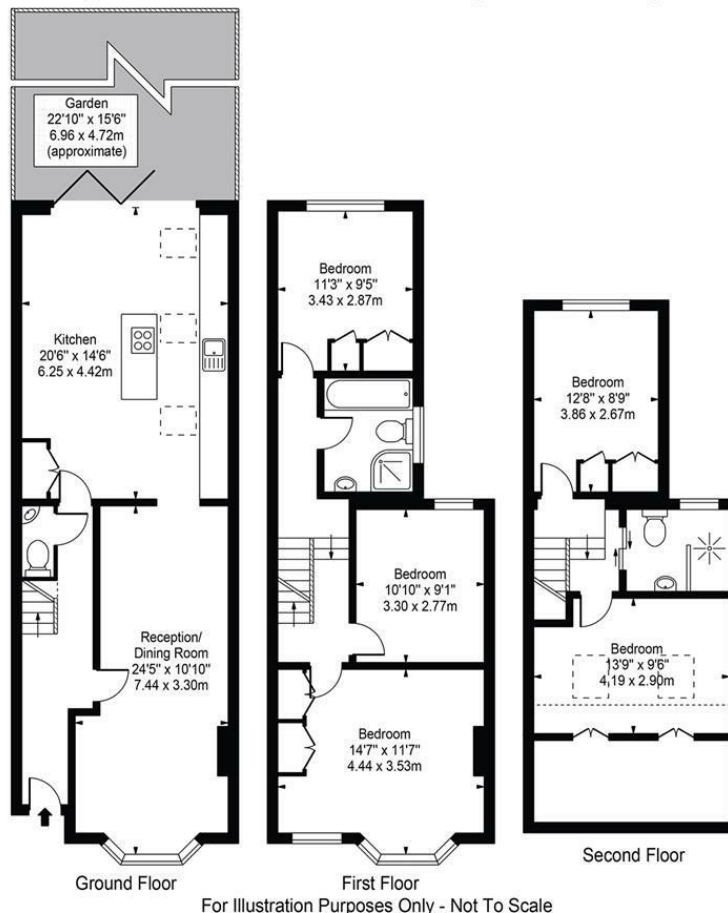
Kitchen
20'6" x 14'6"

Bedroom
14'7" x 11'7"

Bedroom
10'10" x 9'1"

Mayville Road

Approx. Gross Internal Area 1598 Sq Ft - 148.45 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.