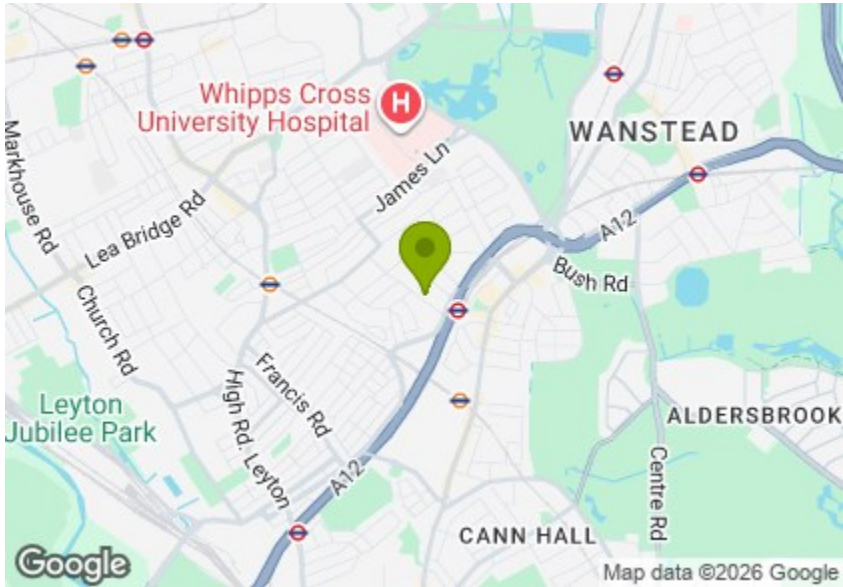


FAIRLOP ROAD, LEYTONSTONE

Offers In Excess Of £1,150,000 Freehold
6 Bed House - Semi-Detached



Features:

- Semi Detached Victorian Family Home
- Six Bedrooms
- Two Reception Rooms
- Two Bathrooms + Downstairs WC
- Original Features Throughout
- Side Access & Driveway
- Utility Room & Cellar
- Desirable Location Within Upper Leytonstone
- Short Walk To Leytonstone Station
- Close To Hollow Ponds

Beautifully maintained, this sizable six bedroom family home blends original period character with thoughtful modern updates. Highlights include two first floor bathrooms, a downstairs WC, two large bright reception rooms, a kitchen with separate utility room, as well as cellar storage.

Outside, there is a generous garden with side access and a private driveway. Stylish, timeless and full of character, this is a home ready to be enjoyed for many years to come.

When it comes to location, this home offers the very best of both worlds, with The Hollow Ponds and Epping Forest in one direction, and the fantastic combo of Leyton and Leytonstone in the other, including excellent transport links and a thriving food and drink scene.

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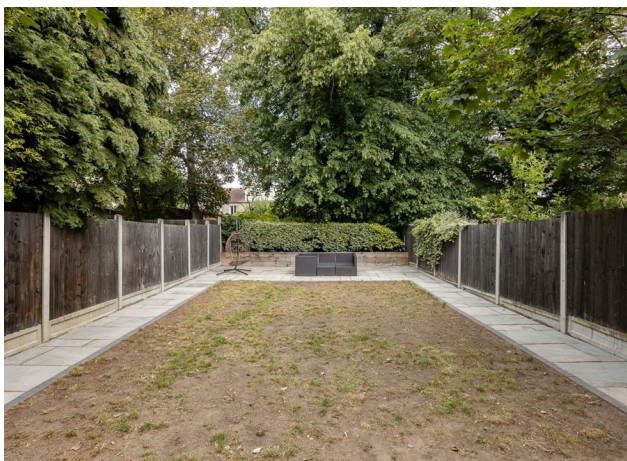
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IF YOU LIVED HERE...

Behind that timeless period frontage, you'll find a generously proportioned home that carefully balances practicality and style, with the added benefits of a driveway, cellar, utility room and side-access.

The front reception room benefits from generous double glazed windows that highlight the beautiful features, including the fireplace surround and ceiling rose. Throughout the home, the decor has been carefully considered, with soft tones that perfectly complement the cornicing and joinery.

To the rear, a second reception/dining room offers further character, alongside a separate kitchen with sleek contemporary units and high-end appliances. The garden is a real highlight, with a spacious lawn, mature foliage and a wonderfully private feel.

Back inside, the hallway provides access to the cellar and a ground floor WC, with thoughtful details such as the natural carpet runner leading upstairs. The first floor offers four smart bedrooms, including a front bedroom with en-suite, plus a family bathroom with over-tub shower. The second floor provides two further bedrooms, completing this spacious and versatile home.

You really are in the heart of the action here... Just a few minutes away, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket

deli Yardarm to independent book shop Phlox.

Around the Leyton Midland Road arches, there are some brilliant choices, including the much lauded smokehouse 'Burnt' and 'Gravity Wells'. Closer to home, you've got some great bars around the Grove Green Road, including the Filly Brook, Heathcote & Star and the Northcote Arms. Head north towards Leytonstone High Road for even more great options like FORNO, Homies on Donkeys, Mum Likes Thai Food, and Panda dim sum.

There's plenty of greenery too... To the south, Bushwood is renowned for its wide tree-lined streets of grand Victorian and Edwardian homes, leading the way to the Wanstead Flats. You've also got Hollow Ponds nearby, at the tip of Epping Forest.

WHAT ELSE?

- Leytonstone tube station is a short walk to get you into central London via the Central Line. Or hop on to the Overground at Leytonstone High Road for the Gospel Oak to Barking line, even closer.
- We're barely even scratching the surface with the local amenities. Forest Gate's Winchelsea Road is a short hop on foot and has an excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen, Joyau Wine and Wild Goose Bakery.
- Head south-west and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, UAL and V&A Storehouse.



A WORD FROM THE OWNER...

"We moved into Fairlop Road in 2000. We chose this house as we planned to expand our family and wanted room to grow and put down roots in an area with the local amenities we needed to support that. 74 seemed ideal and it has been for the last 26 years!

It's close to the tube and bus station making it quick and easy to get into London for work, or meeting friends. It has a great choice of supermarkets (Tesco, M&S & Aldi) within a 5 minute walk as well as restaurants, several pubs with child friendly gardens and coffee shops all offering good food & drink. There's excellent entertainment including venues offering live music, comedy nights & quizzes.

The nearby nurseries and schools are excellent as are the variety of sporting facilities and clubs for children and adults. We are very close to Hollow Ponds and Wanstead flats which are great for long walks with children and the family dog.

The house is on 3 floors which means there is always a space for peace and quiet and there are two generous reception rooms and a dog friendly garden for when we want to come together. We really appreciated the size and layout during covid and thereafter once hybrid working became the norm.

We have loved living in 74 but our children are grown and have homes of their own so now is the time to downsize and pass this well loved family home onto a family who will love it just as much as us"

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Reception Room
14'2" x 15'4"

Reception Room
12'3" x 15'9"

WC
4'5" x 4'9"

Kitchen
11'1" x 13'0"

Utility Room
11'2" x 5'8"

Bedroom
11'4" x 15'11"

Bathroom
5'1" x 8'0"



Bedroom
12'9" x 9'6"

Bedroom
11'10" x 17'6"

Ensuite
12'9" x 4'4"

Bedroom
7'6" x 10'6"

Bedroom
12'9" x 12'6"

Bedroom
19'9" x 14'11"

Cellar
19'3" x 15'9"



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