



FILLEBROOK ROAD, LEYTONSTONE
Offers In Excess Of £975,000 Freehold
4 Bed House - End Terrace

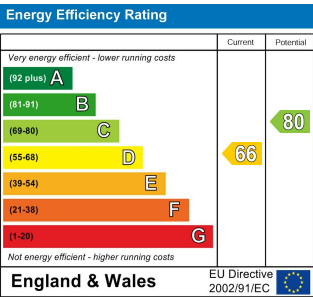
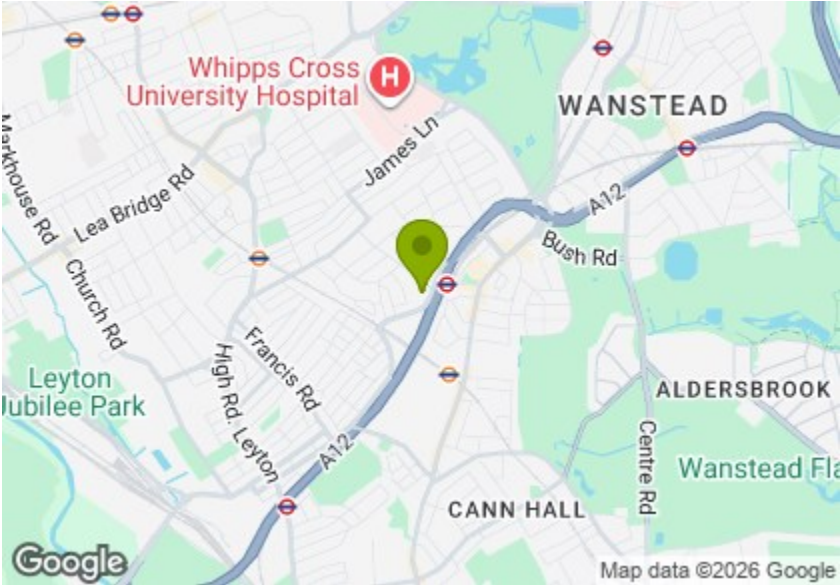


Features:

- Four Bedroom House
- End Terrace
- Bright Bay Fronted Reception
- Spacious Kitchen Diner
- Three Bathrooms
- Converted Loft
- Generous Garden
- Large Cellar
- Desirable Upper Leytonstone Location
- Short Walk To Leytonstone Station

Set in a much sought-after pocket of Upper Leytonstone, this handsome four-bedroom end-of-terrace house combines generous proportions with a lovely mix of period character and contemporary design. There's a bright bay-fronted reception room, a fantastic kitchen-diner opening onto a generous garden, three bathrooms, a converted loft, a large cellar and a driveway, while Leytonstone station is just a short walk away.

REQUEST A VIEWING
0203 397 2222



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

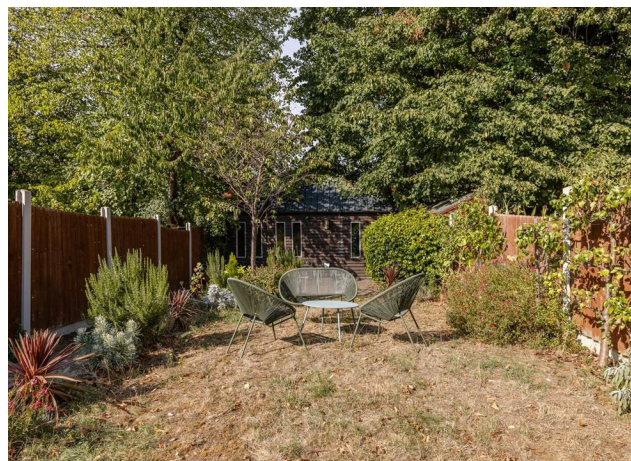
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

There's a lovely sense of space as soon as you step inside, with the bay-fronted reception room making an instantly welcoming first impression. High ceilings, an original-style ceiling rose and a tiled hearth bring plenty of character, while the large windows and shutters keep things feeling wonderfully light.

Towards the rear, the kitchen-diner is where this house really comes into its own. It's a fantastic family space, with sleek white units, mirrored tiling and a generous central island creating a sociable heart to the home. There's plenty of room for a substantial dining table and a relaxed seating area too, while the generous glazed doors bring in loads of light and open directly onto the garden.

There's also a shower room on this floor, while downstairs the large cellar provides a substantial amount of useful storage and could be put to all sorts of uses.

Upstairs, you'll find three well-proportioned bedrooms arranged, along with another smartly finished shower room. The largest bedroom sits at the front, while the remaining rooms offer plenty of flexibility for children, guests or a home office. The converted loft makes an especially impressive fourth bedroom. Generous proportions, eaves storage and a dedicated ensuite bathroom give it a wonderfully self-contained feel, making it ideal as a master bedroom.

Outside, the garden is a real bonus, wonderfully secluded by mature planting and greenery. At the far end, the charming summerhouse has an almost enchanted feel,

tucked away among the foliage and making the perfect spot to sit back, relax and enjoy a drink on a summer evening.

And then there's the location. You really are in the heart of the action here, with the part-pedestrianised Francis Road just a few minutes away. Its eclectic mix of independent shops, cafés and eateries includes Yardarm and Phlox, while around the Leyton Midland Road arches you'll find favourites including Burnt and Gravity Wells. Closer to home, Grove Green Road has its own collection of friendly pubs and bars, including the Filly Brook, Heathcote & Star and Northcote Arms. Head towards Leytonstone High Road and there's even more choice, from FORNO and Homies on Donkeys to Mum Likes Thai Food and Panda dim sim.

There's plenty of greenery to balance all that activity too. Bushwood's leafy, tree-lined streets lead towards the Wanstead Flats, while Hollow Ponds and the wider Epping Forest are also within easy reach.

WHAT ELSE?

- Leytonstone Station is a short walk away, giving you direct access to the Central line and easy journeys into central London. Leytonstone High Road Overground is also nearby, with services along the Gospel Oak to Barkingside line.
- You're surrounded by brilliant independent food and drink options, with Forest Gate's Winchelsea Road also within easy reach. Pretty Decent Beer, The Wanstead Kitchen, Joyau Wine and Wild Goose Bakery are all worth knowing about.
- Head south-west and you'll find the Olympic Park and Westfield Stratford, with East Bank beyond offering an impressive collection of arts, culture and education institutions including Sadler's Wells and the V&A Storehouse.



A WORD FROM THE OWNER...

" We have really enjoyed living here as a family. The house has worked very well for us because of its generous size and flexible layout, with plenty of space for family life, working from home and having friends over.

One of the things we have valued most is the combination of convenience and space. Leytonstone station is very close, yet the house has a large and peaceful garden which feels surprisingly private for such a well-connected location.

We have especially loved the garden, which is spacious enough for outdoor dining, garden parties and having friends over, and has been a wonderful place to spend time together during the warmer months. There is also a summer house and a large storage building with potential to be converted into a home office or studio, subject to any necessary consents.

The area is also very well served for schools, with Davies Lane Primary School, Newport School and Leytonstone School all nearby, as well as plenty of local

REQUEST A VIEWING
0203 397 2222

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 2222

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Reception Room
12'4" x 15'6"

Shower Room
6'1" x 10'7"

Kitchen/Diner
17'9" x 15'10"

Bedroom
10'11" x 10'2"

Shower Room
7'3" x 5'4"

Bedroom
12'4" x 10'7"

Bedroom
18'0" x 15'7"



Bedroom
16'10" x 18'5"

Eaves Storage

Ensuite
9'10" x 8'1"

Cellar
15'10" x 21'5"

Cellar
11'0" x 16'0"

Shed & Summer house
11'4" x 9'4" - 6'9" x 9'2"

Garden
approx 18'8" x 82'0"



REQUEST A VIEWING
0203 397 2222

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM