

Reception Room  
10'10" x 9'10"

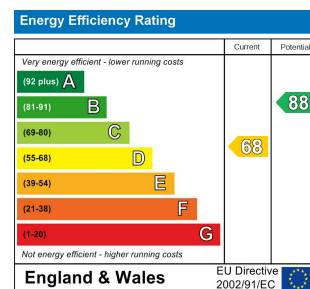
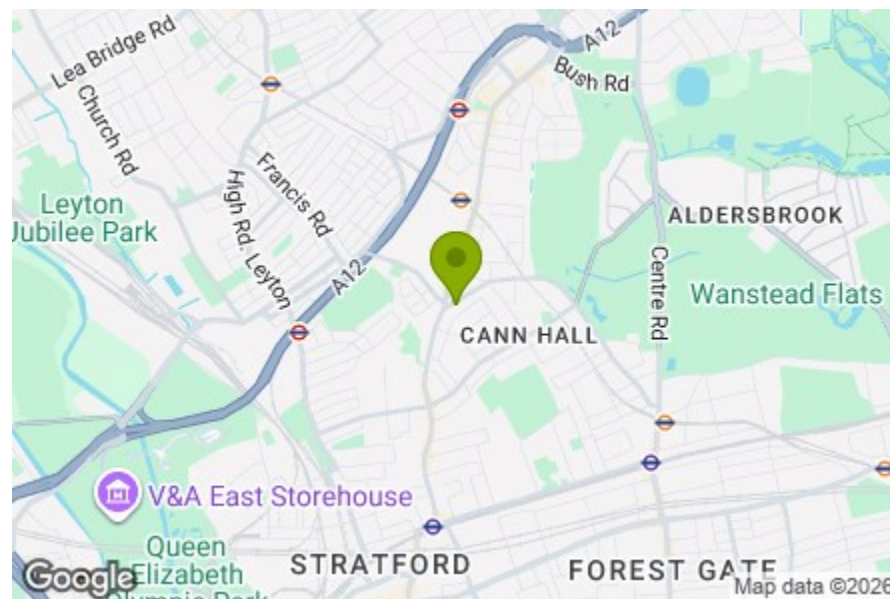
Kitchen/ Diner  
14'2" x 9'11"

Bathroom  
6'11" x 7'1"

Bedroom  
14'5" x 9'11"

Bedroom  
11'6" x 10'0"

Garden  
26'2"



## HARROW ROAD, LEYTONSTONE

### Offers In Excess Of £475,000 Freehold 2 Bed House - Mid Terrace



#### Features:

- Victorian Terraced House
- Two Bedrooms
- South Facing Garden
- Freehold
- Good Transport Links
- Close to Wanstead Flats
- Good Decorative Order

This bright and welcoming two-bedroom home sits in a prime spot—just moments from the wide open space of Wanstead Flats and within easy reach of both Leytonstone and Forest Gate. Set in a charming row of Victorian terraces, it makes the most of every inch, with a thoughtful layout that brings in plenty of natural light. You'll have Leytonstone High Road's shops, cafés and everyday essentials just around the corner, and excellent transport links nearby too, with the Central Line at Leytonstone station and Overground services via the Suffragette line from Leytonstone High Road.

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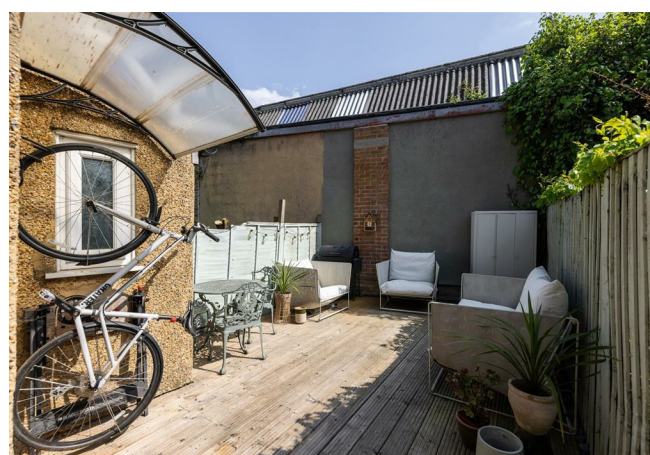
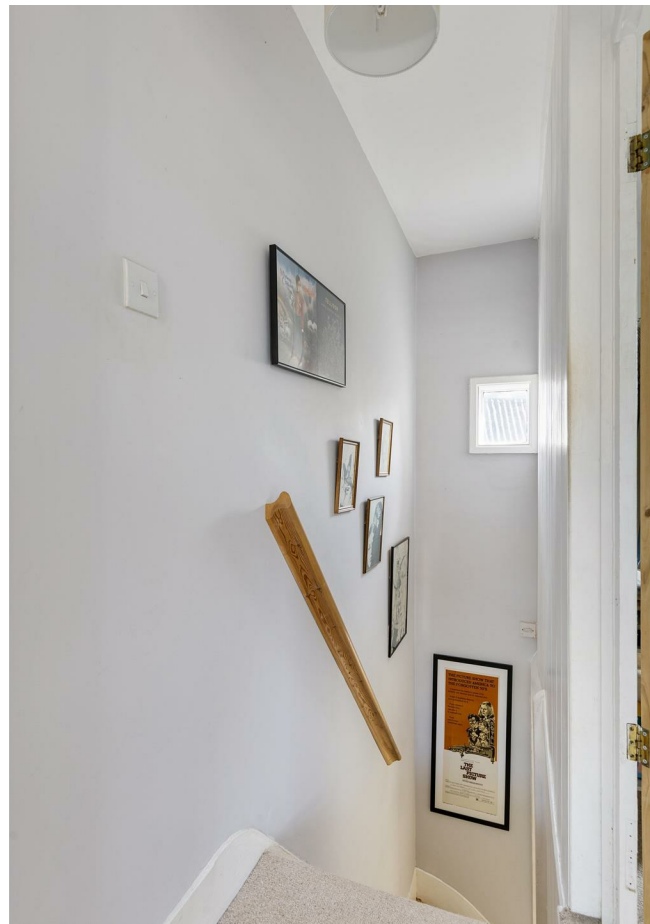
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#### IF YOU LIVED HERE...

Covering 656 sq ft, this thoughtfully designed home makes smart use of space, creating a layout that feels open, comfortable, and welcoming.

Step through the front door into a bright reception room, where warm wooden floors run throughout the ground floor and natural light streams in. Alcove shelving is already in place, offering space for books, photos, or treasured objects. The kitchen, with its soft eau de nil cabinetry, black handles, and grey worktops, is both stylish and practical. There's a clever recess under the stairs for your washing machine, and plenty of room for a dining table—perfect for relaxed dinners or catching up with friends.

To the rear, the bathroom is modern and well-finished, featuring a glazed white suite, bath/shower combo, metro tiles, and a separate WC. A frosted window keeps the space private while letting in natural light.

Step outside and you'll find a south-facing garden laid with low-maintenance wooden decking—ideal for soaking up the sun or entertaining on warm evenings.

Upstairs are two well-sized double bedrooms. The main bedroom has twin windows and custom storage built into the alcoves for a clean, uncluttered look. Soft grey walls

and honey-toned carpet keep the mood calm and cosy. The second bedroom a large south-facing window, ensuring you'll wake up to the first light of the day and enjoy natural brightness well into the evening.

With smart storage solutions, timeless design, and a sunny outdoor space, this is a home that's ready to enjoy from day one.

#### WHAT ELSE?

- Location is everything, and here you'll find yourself effortlessly connected- just a short stroll to Leytonstone tube station, bus routes, and cycling paths, ensuring seamless travel into the City and beyond. The central line takes you to Stratford in 6 mins, Liverpool Street in 12 mins and the West End in 30 mins. The Suffragette line from nearby Leytonstone High Road station is also easily accessible.

- For everyday essentials, High Road Leytonstone is on your doorstep, featuring a fantastic mix of trendy cafés, popular restaurants, and well-known supermarkets, including a Tesco Superstore and the newly opened Aldi.

- Nature lovers will adore the nearby green spaces, including the vast and scenic Wanstead Flats- perfect for morning jogs, weekend picnics, or simply unwinding in the fresh air.

- When it's time for some retail therapy, Westfield Stratford City, Europe's largest shopping mall, is just around the corner with all your favourite brands under one roof. Movie buffs will love the choice of its 20-screen cinema complex too.



#### A WORD FROM THE OWNER...

"We feel incredibly lucky to have added to the history of Harrow Road and have loved its wonderful neighbours, who love the houses as much as we do. We also enjoyed the endless restaurants, woodlands, pubs and independent shops to explore in the bustling, dynamic neighbourhoods surrounding us in every direction. Great for kids and adults alike. Wonderful pubs and restaurants, Wanstead Flats, an amazing nursery school, excellent shops and amenities, and transport connections all within a stones throw. Also within 15 minutes of Stratford, East Village, the Olympic Park and Westfield and the wonderful Francis Road, Forest Gate and Leytonstone Village communities."

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