

## KINGS ROAD, LEYTONSTONE

### Offers In Excess Of £975,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Victorian Terrace House
- Freehold
- Driveway
- Four Bedrooms
- Close to Leytonstone Station
- Original Features
- South Facing Garden
- Potential to Extend STP

This four-bedroom Victorian terrace combines classic charm with modern convenience, all set on a peaceful street just moments from Leytonstone and the edge of Epping Forest. Spanning over 1400 square feet, it features two receptions, a utility, a ground floor WC, a first-floor bathroom, a private driveway, and a south-facing garden. If that wasn't enough, there's potential to extend (STTP), offering some great peace of mind for anyone looking for a forever home in an awesome location.

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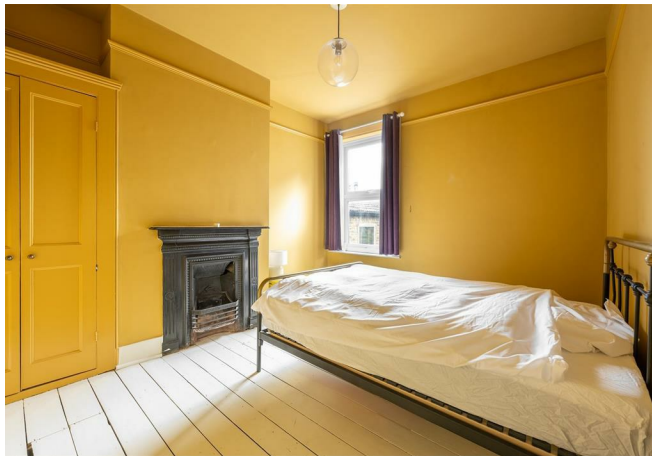
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# IF YOU LIVED HERE...

Beyond the private driveway, this beautifully proportioned home showcases a layout that makes the most of every inch.

Step inside and you'll immediately feel the warm atmosphere thanks to the bright hallway, complete with a vintage-style radiator and ornate beading. Onwards to the front reception and you'll find large bay windows framed by shutters, as well as a striking fireplace, while the rear reception carries the same period charm and opens seamlessly onto a sun-filled conservatory. On warmer days, the beautifully landscaped south-facing garden provides multiple spots to enjoy the sunshine - a major plus.

The kitchen is bright and cheerful, with sky-blue units, brass fittings, and a double oven, and of course you've got a separate utility and convenient WC.

Head upstairs for four thoughtfully finished bedrooms, including a standout master with bespoke carpentry. The family bathroom continues the balance of style and practicality, featuring a vintage-inspired clawfoot tub.

As for the location, you're perfectly positioned to enjoy the eclectic spots found around the Grove Green Road hub, including the Filly Brook, Heathcote & Star

and the Northcote Arms - one of our faves. Or foodie highlights off the Leytonstone High Road include hidden gem Panda dim sum and sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway. But there's plenty more to explore, from Leyton's Francis Road to Forest Gate's Winchelsea Road.

Leytonstone tube is only a few minutes away, ensuring you can easily nip to central London on the Central line.

## WHAT ELSE?

- As well as being a few minutes to Leytonstone tube for the Central line, Leytonstone High Road station is slightly further for the Gospel Oak to Barking line - handy if you want to nip to the Essex seaside.
- Despite the thriving amenities, there's a surprising amount of green space nearby. For instance, head south via the Bushwood area - renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes - and you'll find the Wanstead Flats. Hollow Ponds, at the tip of Epping Forest, is also walking distance.
- You'll never be stuck for essentials since there's an abundance of convenience stores on Leytonstone High Road, plus you're only a short hop on the bus or Central line from Westfield Stratford and the Olympic Park.



## A WORD FROM THE OWNERS.....

"I've loved living here for the last few years. The location is perfect - it's a peaceful, residential road lined with handsome Victorian houses, yet is only moments from Leytonstone tube station with quick links into central London. In the other direction, I love going for runs or strolls around Leytonstone ponds, with Epping Forest just beyond and some great cycle routes. The garden is an oasis of calm - you're surrounded by greenery and it's easy to forget you're in London! The neighbours are lovely and it feels very safe here as well."

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**Reception**  
12'4" x 14'11"

**Cellar**  
6'4" x 24'1"

**Kitchen**  
10'2" x 11'6"

**Utility**  
7'7" x 5'11"

**WC**

**Reception**  
11'1" x 13'7"

**Conservatory**  
11'1" x 7'11"

**Bedroom**  
16'0" x 14'11"

**Bedroom**  
10'3" x 12'0"

**Bathroom**  
7'6" x 5'4"

**Bedroom**  
7'8" x 8'7"

**Bedroom**  
10'8" x 8'5"

**Garden**  
17'2" x 39'0"



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