

Total Area: 60.6 m² ... 652 ft²  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kitchen/Lounge/Diner  
20'4" x 14'3"

Bathroom  
10'11" x 6'11"

Bedroom  
9'11" x 14'3"

Bedroom  
10'0" x 14'3"



## HARROW ROAD, LEYTONSTONE

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

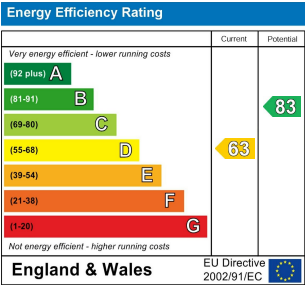
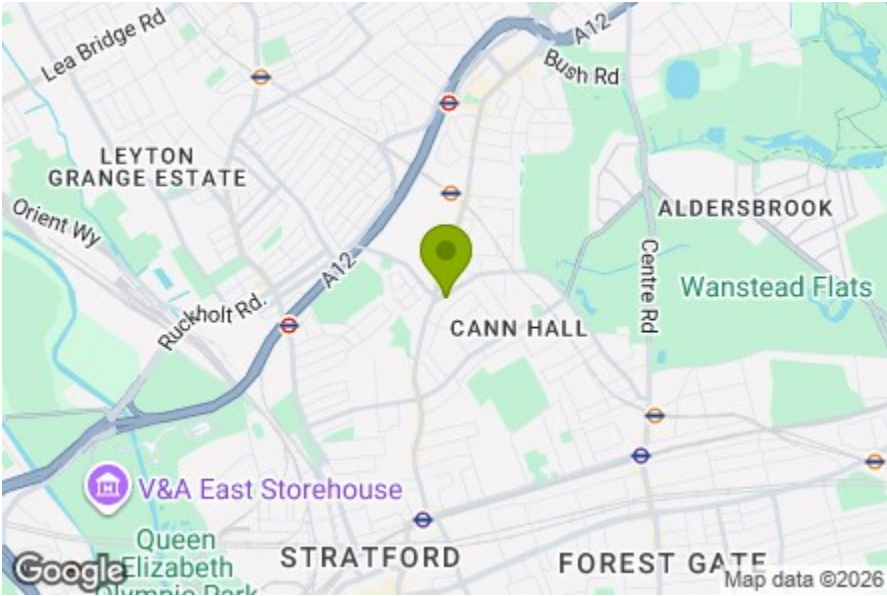


#### Features:

- Victorian Cottage
- Two Bedrooms
- Private Garden
- Freehold
- Chain Free
- Lots of potential
- Close to Wanstead Flats
- Close to Leytonstone Station
- South Facing Garden

A Victorian cottage offering two bedrooms, a private south-facing garden and the security of freehold ownership. This chain-free home presents an exciting opportunity for buyers looking to take on a project, with plenty of potential to rework and personalise throughout. The existing layout provides a solid starting point for improvement, while the garden adds valuable outdoor appeal. Set close to the open green spaces of Wanstead Flats and within easy reach of Leytonstone Station, it is well placed for both everyday living and onward travel. A period property with strong fundamentals and the chance to create something entirely your own.

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#### IF YOU LIVED HERE...

A traditional brick-built frontage with a balanced, well-proportioned appearance sits comfortably within the terrace, giving the building a quietly confident presence from the street and an appealing sense of arrival. Inside, the ground floor is arranged around a kitchen, living and dining area that naturally becomes the hub of the home. With a broad footprint and good daylight throughout, it offers plenty of flexibility for reworking the layout to suit modern living, while a door opening onto the garden creates a natural connection between indoors and out. The bathroom is also positioned on this level and benefits from a generous layout that lends itself easily to redesign, offering the opportunity to introduce a contemporary finish without compromise. To the rear, the garden has a pleasing sense of depth and privacy, providing a solid base for landscaping, outdoor dining, or a more relaxed planted setting. Upstairs, a central landing leads to two double bedrooms, both enjoying good proportions and original wooden floorboards that bring character and warmth. These rooms feel adaptable and balanced, allowing for flexibility in their arrangement. Overall, the house offers strong fundamentals in terms of layout, proportions and potential, making it an exciting prospect for those

looking to create a thoughtfully finished home tailored to their own style. Beyond the front door, the surrounding neighbourhood offers a lively mix of everyday convenience and much-loved local favourites. Leytonstone High Road is close by, lined with independent spots such as Wild Goose Bakery, known for its artisanal breads and pastries, and Bocca Bocca, a go-to for relaxed Italian dining and neighbourhood atmosphere, alongside a range of useful local amenities. For a morning coffee before heading outdoors, Tamping Grounds sits on the route to Wanstead Flats, part of the wider Epping Forest and ideal for long walks and open skies. Closer to home, Leytonstone Tavern offers a welcoming setting for food and drinks, while Francis Road adds to the appeal with its pedestrianised feel, weekend market and well-regarded spots including Marmelo Kitchen, celebrated for its seasonal menus, and the Northcote Arms, known for its classic pub setting and popular dining room.

#### WHAT ELSE?

Transport connections are another strong draw. Leytonstone High Road Station is around a 9 minute walk away, providing regular Overground services. Both Leytonstone and Leyton Station are reachable in around 15 minutes on foot, offering Central line access for straightforward journeys across the city.



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

"I've lived here for 25 years, and leave reluctantly as I love my house and some of the best neighbours you could ask for. I am relocating to near my family but will miss this area and the people and facilities it offers."

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