

## DYERS HALL ROAD, LEYTONSTONE

Offers In Excess Of £850,000 Freehold

### 5 Bed House - Mid Terrace



#### Features:

- Victorian Terraced House
- Five Bedrooms & Two Bathrooms
- Extended Kitchen-Diner
- South-West Facing Garden
- Completely Refurbished
- Double Bay Window + Plantation Shutters
- Panelling Throughout the Hallways
- Close to Leytonstone Station
- Kids Playground Nearby
- Chain Free

This five-bedroom Victorian terrace has been fully refurbished and offers 1,480 sq ft of well-designed living space in a prime Leytonstone location. Just a short stroll from Wanstead Flats and within easy reach of Leytonstone Underground (Central Line), it's perfectly placed for both green space and city connections. Inside, the layout has been carefully planned to make the most of the natural light, with stylish interiors that feel both modern and welcoming. There are two reception rooms, a smart extended kitchen/diner, a converted loft, and even a cellar for extra storage. Five bedrooms give you flexibility for family or guests, while the finish throughout balances practicality with considered design. With excellent local amenities, main shopping areas and even a kids' playground close by, this is a home that brings together space, style, and convenience in one of East London's most sought-after spots.

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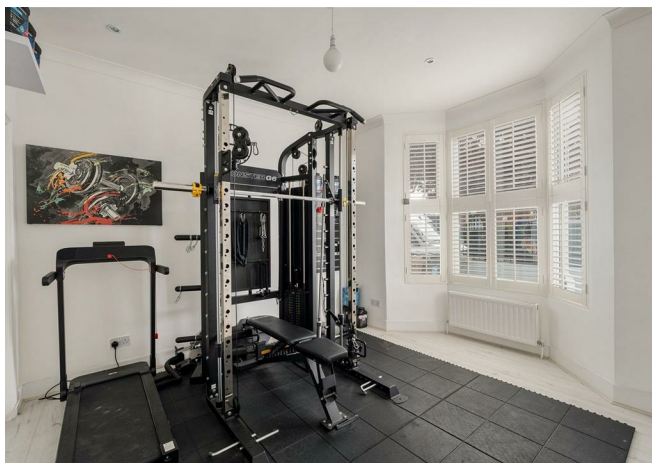
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# IF YOU LIVED HERE.....

You'll feel at home straight away here, walking up the encaustic tiled path to the elegant front door. Inside, a striking geometric tiled floor runs the length of the hallway beside coordinated panelled walls.

The through-reception is generous and adaptable; open it up into one 24-foot space or close the bi-fold doors for two separate rooms, depending on your day. A bay window at the front, dressed with plantation shutters, and another window at the rear fill the space with natural light, while pale lime-washed flooring ties it all together.

The extended kitchen is a real social hub, with space to easily fit a large dining table for family life or effortless hosting. White cabinetry runs neatly along either side of the modern kitchen, housing integrated appliances and keeping everything streamlined. A bay window and glazed French doors keep the space bright, with direct access to the garden.

The southwest-facing garden is simple, secure, and full of promise. A paved patio sits ready for outdoor meals, while the lawn offers space for kids or pets to run about in safety. Leave it as it is for low-maintenance upkeep or turn it into your own nature-rich retreat. Don't miss the cellar either, stretching 21 feet, ideal for storing everything from bikes and camping gear to the Christmas decorations.

Upstairs, the first floor has two comfortable double bedrooms, both decorated in

calming neutrals. The largest at the front features another bay window and a panelled feature wall, while the second looks out over the garden. A third single bedroom offers flexibility as a study or nursery. The bathroom feels refined and elegant, with marble tiling from floor to ceiling, brushed brass fittings, and a floating vanity mounted sink alongside a bath and shower combination.

The converted loft adds two further bedrooms plus a modern shower room, making it perfect for guests, teenagers, or anyone needing their own space.

This is a house that balances character with practicality, and light with warmth—ready to adapt to whatever you need from the moment you step inside.

# WHAT ELSE?

Effortlessly connected to tube stations, bus routes, and cycling paths, ensuring seamless travel into the City and beyond (Central line to Stratford in 6 mins, Liverpool Street in 12 mins and the West End in 30 mins).

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.

You're spoilt for choice when it comes to supermarkets - a large Tesco and recently opened Aldi and Marks and Spencer are all on your doorstep.



# A WORD FROM THE EXPERT....

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Back to Ours, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886–1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

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**Hallway**  
5'3" x 20'2"

**Reception Room**  
13'0" x 11'4"

**Reception Room**  
11'1" x 9'2"

**Dining Area**  
15'0" x 11'3"

**Kitchen**  
15'7" x 8'9"

**Cellar**  
21'0" x 4'9"

**Bedroom**  
6'4" x 9'5"

**Bathroom**  
7'1" x 5'11"

**Hallway**  
4'10" x 15'10"

**Bedroom**  
10'11" x 9'8"

**Bedroom**  
12'10" x 14'11"

**Bedroom**  
13'7" x 9'4"

**Bedroom**  
9'1" x 6'11"

**Hallway**  
6'2" x 5'6"



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