

Reception Room
12'4" x 15'3"

Reception Room
10'4" x 11'3"

Kitchen/Diner
10'9" x 16'10"

Shower Room/Utility
7'5" x 8'7"

Bedroom
16'1" x 14'6"

Bedroom
10'4" x 12'0"

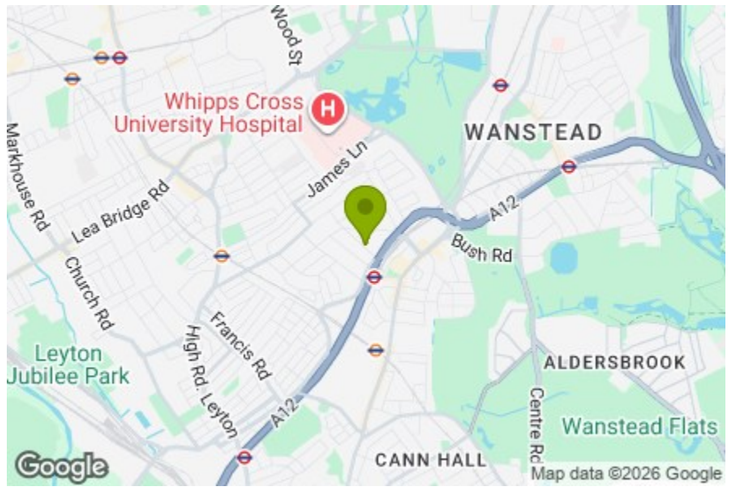
Bedroom
7'11" x 8'4"

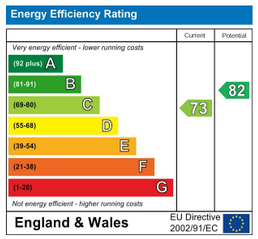
Bedroom
10'9" x 8'7"

Shower Room
7'8" x 5'3"

Cellar
16'3" x 24'6"

Garden
16'4" x 72'2"





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KINGS ROAD, LEYTONSTONE

Offers In Excess Of £950,000 Freehold

4 Bed House

Features:

- Four Bedroom House
- Double Bay Fronted
- Spacious Through Reception
- Period Features
- Bright Kitchen Diner With French Doors Leading To The Generous Sized Garden
- Two Bathrooms
- Desirable Upper Leytonstone Location
- Short Walk To Leytonstone Station
- 70 Foot Garden
- Easy Access To Epping Forest

A characterful four-bedroom Victorian house in desirable Upper Leytonstone, with a double-bay frontage, generous garden and plenty of period detail. Leytonstone Station is a short walk away, while Wanstead Flats and the neighbourhood's independent shops and eateries are within easy reach.

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0203 397 2222









IF YOU LIVED HERE...

The ground floor unfolds through two spacious reception rooms, creating a generous through living space with plenty of room to relax and gather. High ceilings, decorative cornicing, ceiling roses and stripped timber flooring bring warmth and character, while the front bay draws in natural light. Beyond, there's a shower room and utility before you reach the bright kitchen diner at the rear. Soft-toned cabinetry, timber worktops and open shelving keep things relaxed, with space for dining and French doors opening directly onto the garden. At approximately 22 metres long, there's ample outdoor room for planting and summer afternoons. A substantial cellar provides further useful space below.

Upstairs, all four bedrooms are arranged across the first floor, alongside a second shower room. The double-bay front bedroom is particularly generous, while the remaining three offer flexibility for family life, guests or working from home. The interiors continue in soft neutrals and muted colour, while both shower rooms have a clean, contemporary finish with black-framed glazing. Altogether, it's a characterful home with space that feels well suited to everyday life.

WHAT ELSE?

- Leytonstone Station is a short walk away, with Central line connections towards Stratford, Liverpool Street and the West End.
- Wanstead Flats offers an expansive stretch of green space nearby, while local favourites include Yardarm, Dreamhouse Records and the Leytonstone Tavern.
- There's a good choice of local schools, along with everyday shops and amenities around Leytonstone High Road.



WORD FROM THE OWNER...

"We bought this property two years ago and have lovingly transformed it into a true family home. It has been a wonderful place to live, offering the perfect balance between city convenience and access to nature.

One of the things we love most is the location. Just a few rows behind the house, green spaces and outdoor routes open up, while Central London is only around 20 minutes away. This part of Leytonstone offers easy access to everything Waltham Forest has to offer, from parks and walking trails to excellent cycling routes.

The neighbourhood is full of friendly families who take pride in their homes and local community. As someone who was born in Leytonstone, I have seen the area evolve into a thriving and highly desirable place to live.

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