



CAVENDISH DRIVE, LEYTONSTONE

Guide Price £825,000 Freehold
3 Bed House



Features:

- Double Fronted Victorian Terrace
- Freehold
- Chain Free
- Three Bedrooms
- Close to Leytonstone Station
- Original Features
- Potential to Extend STP
- Cellar

Offered chain free on a freehold basis, this double-fronted Victorian terrace features original details that lend a strong sense of heritage throughout, with period character evident from the moment you step inside. The layout currently provides three bedrooms plus a cellar, and there is excellent potential to extend, subject to the usual permissions, for anyone looking to shape the space further over time. Well placed for everyday commuting, the property sits close to Leytonstone Station, making it a strong option for buyers seeking a classic period home with scope and flexibility.

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IF YOU LIVED HERE...

From the street, the frontage carries an elegant sense of symmetry, with strong proportions and a pleasingly balanced elevation.

Inside, the hallway introduces a graceful staircase and ceiling detailing that nods to the home's heritage, leading through with a natural sense of flow. The first reception room showcases period features, from intricate ceiling work to a striking fireplace with decorative tile insets, and proportions that suit comfortable seating.

The second reception runs from its bay window through to French doors opening to the garden, with cornicing and ceiling roses overhead and a second fireplace providing a handsome focal point. Outside, the garden offers a broad paved terrace for outdoor dining, a crisp stretch of lawn and established planting that creates a leafy backdrop.

Set to the rear, the kitchen looks out to the garden and has exciting scope, subject to the necessary consents, to open through into the reception for a more expansive kitchen and dining space, and wide glazing that enhances the outdoor connection.

Upstairs, the landing is lit by a window on the turn and offers potential to explore a loft conversion, subject to planning. Three bedrooms sit across the floor, each with pleasing proportions. The principal features a bay window, complemented by a side window, alongside a second bay-fronted double and a quieter rear bedroom centred on an original fireplace. The family bathroom is spacious, with a full bath and overhead

shower, plus windows bringing in plenty of daylight. A cellar completes the layout, providing useful additional space.

A short walk brings you to Francis Road, a pedestrianised stretch known for its independent mix and weekend market. Marmelo focuses on seasonal small plates and carefully sourced ingredients, while Northcote Arms is a strong local for a well-kept pint and a food offering that goes beyond the usual pub staples. Also nearby, the Leytonstone Railway Arches have evolved into a destination in their own right, home to Gravity Well Taproom with its rotating craft lines, and Leyton Calling for inventive cocktails. Leytonstone High Road covers everyday essentials, alongside The Wild Goose Bakery, known locally for its sourdough and pastries. For open green space, Wanstead Flats, part of Epping Forest, provides wide grassland and long walking routes. Families are well served too, with Newport Primary School rated Outstanding and 12 minutes away on foot, among several well-regarded options nearby.

WHAT ELSE?

For commuting, Leytonstone Station is a 9-minute walk for the Central line, running into Stratford and on through Liverpool Street and the West End. For London Overground, Leyton Midland Road Station is an 11-minute walk and Leytonstone High Road Station is a 14-minute walk, both on the Gospel Oak to Barking line for easy cross-London connections.



A WORD FROM THE EXPERT...

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON
E11 BRANCH MANAGER

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Reception Room
15'10" x 10'10"

Reception Room
25'3" x 10'9"

Kitchen
9'0" x 8'11"

Bathroom
8'11" x 8'10"

Bedroom
16'0" x 11'1"

Bedroom
14'7" x 13'8"

Bedroom
11'2" x 11'0"

Garden
26'2" x 19'8"

Cellar
22'4" x 3'8"

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