



CHENEYS ROAD, LEYTONSTONE
Offers In Excess Of £675,000 Freehold
2 Bed House - Mid Terrace



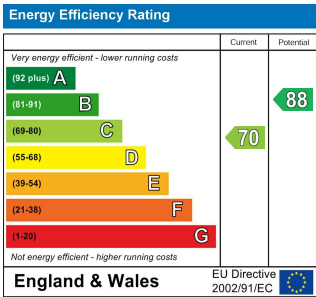
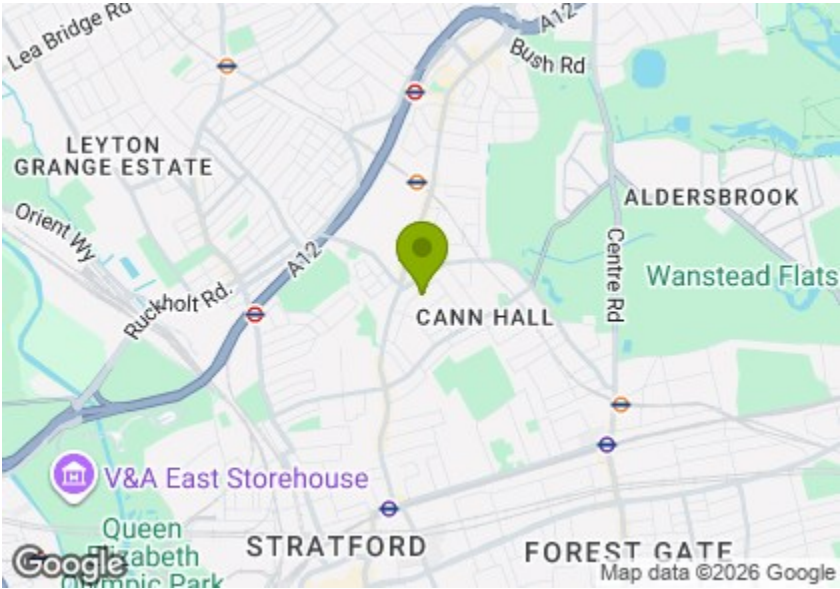
Features:

- Stunning Two Bedroom Home
- Beautiful Through Reception
- Plantation Shutters
- Original Wood Flooring
- Sage Kitchen with Quartz Worktops
- Large Bathroom with Double Vanity
- Separate Bath and Shower
- Landscaped Garden
- Close to The Elizabeth and Suffragette lines
- A Short Walk to Wanstead Flats

This stunning two-bedroom home sits in an enviable spot between the vast green space of the Wanstead Flats and the thriving communities of Leytonstone. Within a ten minute walk, you could be stretching out in nature, sitting down in one of the top class eateries or jumping on a train to enjoy the countless things our capital city has to offer.

As well as the flawless design and period features, highlights include a beautiful first floor bathroom, ground floor WC, spacious through-reception and impressively landscaped rear garden.

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IF YOU LIVED HERE...

Behind that charming frontage, your dual aspect through-reception area is bursting with light thanks to the generous bay windows complete with sash frames. From the custom shutters to the immaculate decor and the original flooring to the column radiators, every inch has been considered. This attention to detail has also been applied at the rear in the show stopping kitchen, where you'll struggle to pick your favourite feature, with highlights including the butler basin, double oven, sage cabinets and quartz worktops. At the rear, the doors open up onto your brilliantly secluded garden, which has an incredible array of foliage as well as a sizeable patio.

Upstairs, you'll find a gorgeous family-sized bathroom with stylish fittings including a freestanding bath tub and separate walk-in shower, as well as double vanity basins. Finally, the two bedrooms are just as pristine, each with more of those lovely features such as column radiators, as well as soft carpeting underfoot.

Because you're nicely nestled between Leyton, Leytonstone and Forest Gate, you have plenty of choice when it comes to food and drink. Winchelsea Road is a short hop on foot and has an excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery. Or

head north towards the Grove Green Road hub, where you'll find more excellent amenities, including Filly Brook, Heathcote & Star and the Northcote. Even closer to home you've got the much lauded Singburi, as well as Homies on Donkeys (which won BBC2's Britain's Top Takeaway).

This handy positioning means transport is never a problem. Leyton tube is 20 minutes on foot, ensuring you can easily nip to central London on the Central line, while Leytonstone High Road is 12 minutes away, where you can get the Overground between Gospel Oak and Barkingside (perfect for trips to the Essex seaside or Hampstead Heath). Forest Gate is 25 mins away, which means you can enjoy the perks that the Crossrail Elizabeth line brings.

WHAT ELSE?

-As well as all the lovely amenities in the area, you'll never be stuck for essentials since the Leytonstone High Road is only a few blocks north. Westfield is also within easy reach.

-Drivers can be on the M25 in ten minutes, but it's not close enough to impact on the peace and quiet that Wanstead Flats brings.

-Parents will be pleased to learn that you have numerous primary/secondaries nearby, plus plenty of playgrounds, such as the one at Langthorne Park, and Cann Hall skate park.



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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Reception
10'4" x 12'11"

Reception
10'9" x 11'0"

WC

Kitchen
8'2" x 15'5"

Bedroom
13'7" x 11'0"



Bedroom
8'3" x 11'1"

Bathroom
8'0" x 13'1"



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