



Cann Hall Road, E11

London

£725,000

EELEVEN EST
2016

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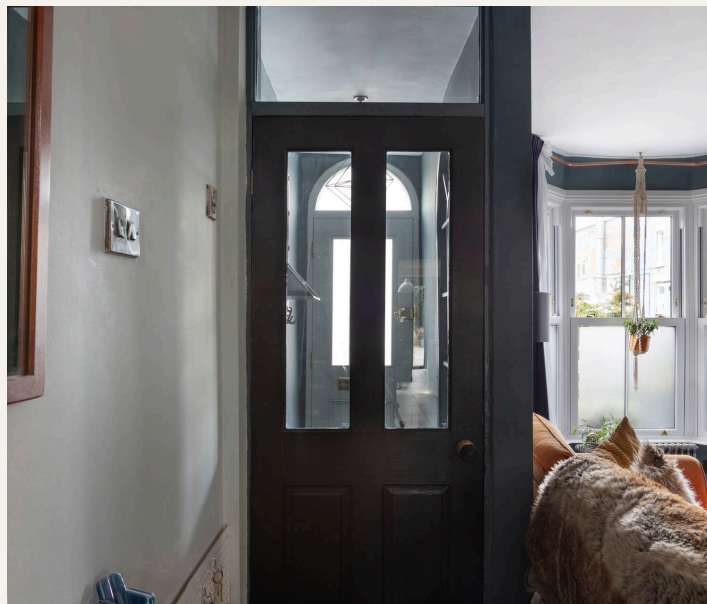
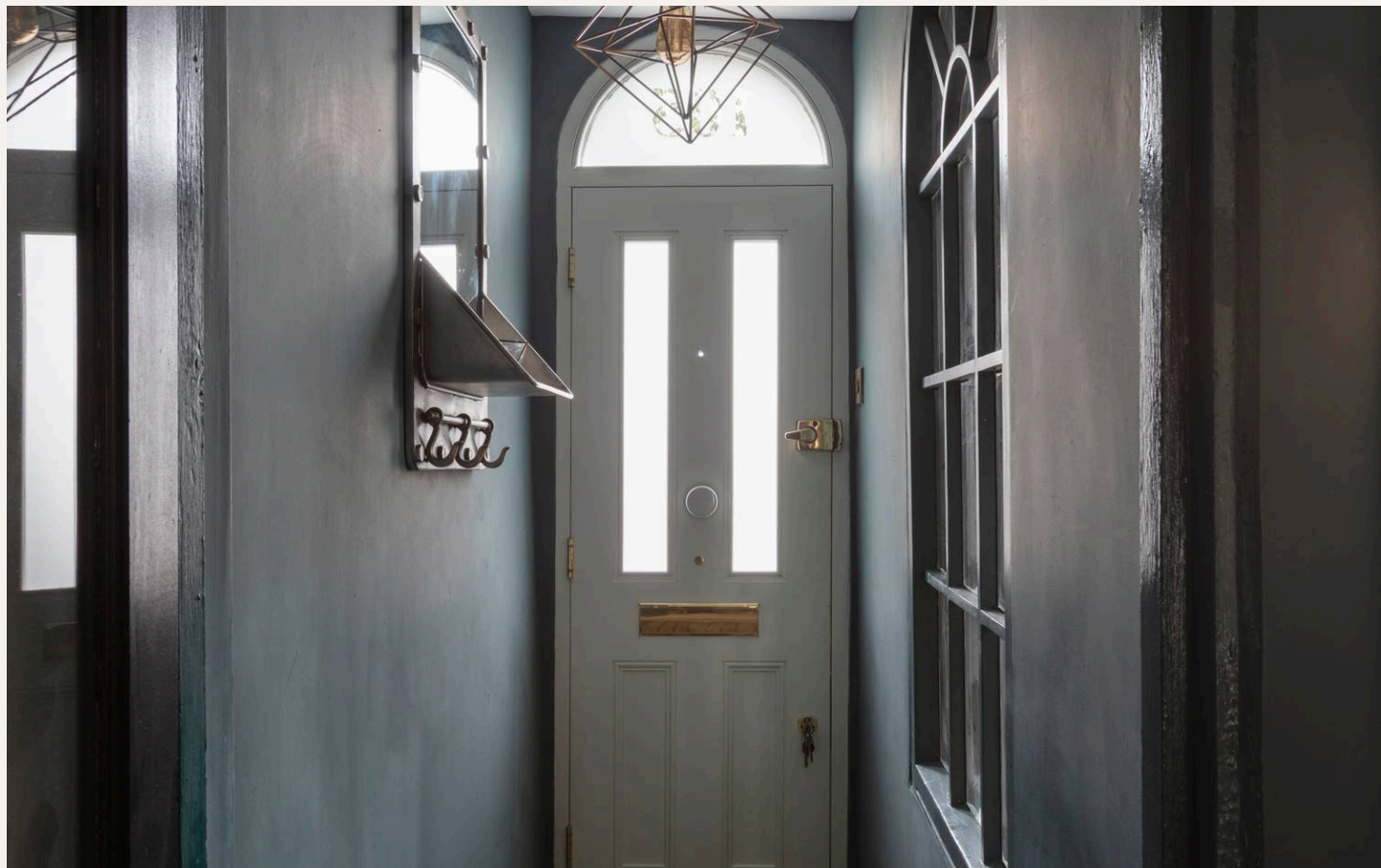
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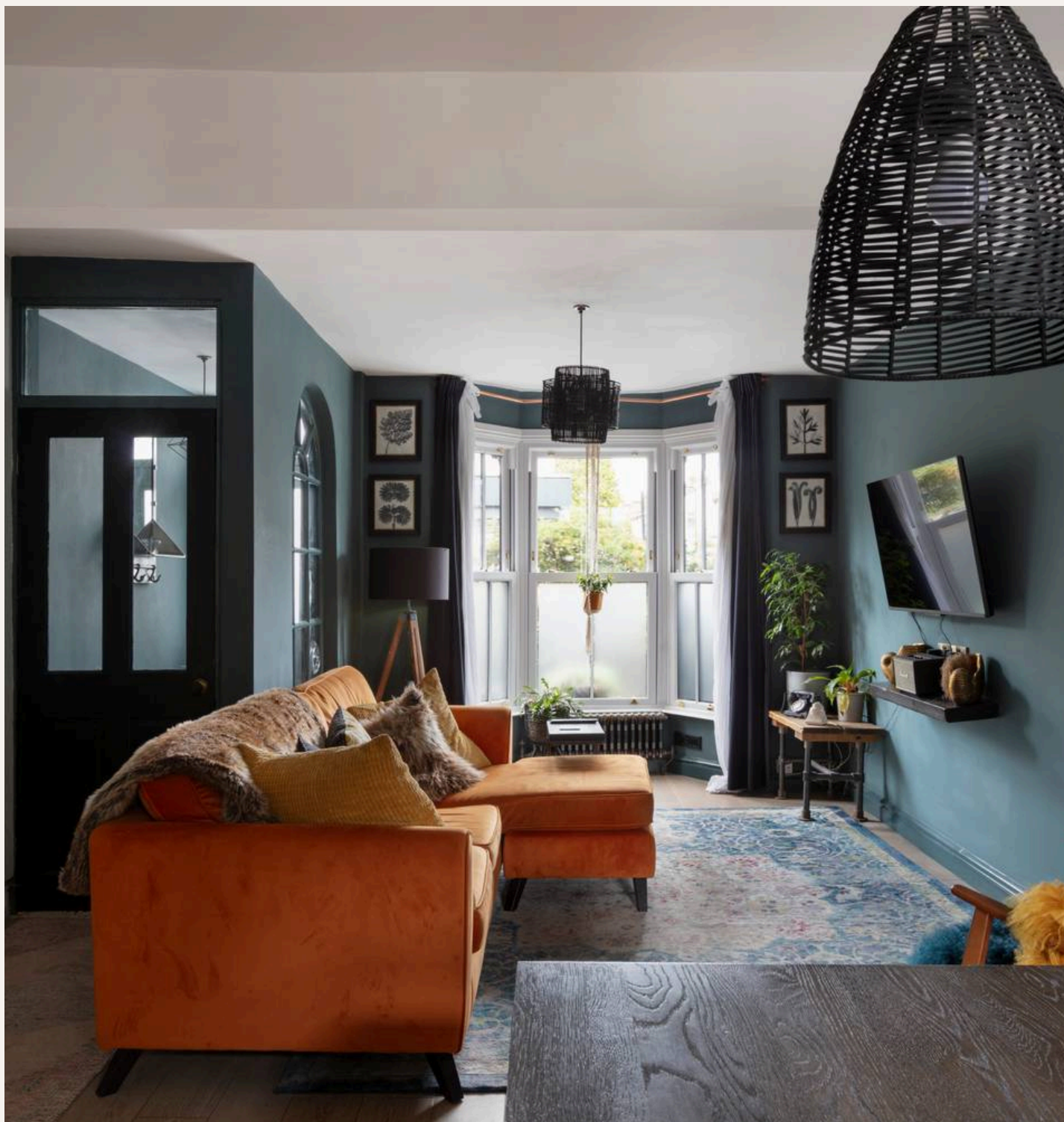
- Victorian house
- Three double bedrooms
- Two modern bathrooms
- 39-foot south-facing garden
- Extended dining kitchen
- UPVC sash windows & Crittall-style doors
- Column-style radiators
- Victorian spindles & floorboards, on the first floor
- Walking distance to three stations
- Close to Cann Hall Park & Wanstead Flats



Stylish, characterful and thoughtfully designed, this three-bedroom Victorian home combines a natural sense of flow with a warm, welcoming feel on a friendly, tree-lined street close to Wanstead Flats, Forest Gate and Leytonstone town centre. Beautifully considered as both a design-led home and a place for family life, it combines three double bedrooms and two bathrooms with an extended dining kitchen and a fabulous 39-foot south-facing garden. With potential to extend into the loft, as neighbouring properties have done (subject to the usual consents), there's also room for the house to grow with you for years to come.

The house has also benefited from significant improvements during the current ownership, including rewiring and replastering, alongside replacement u-PVC sash windows.

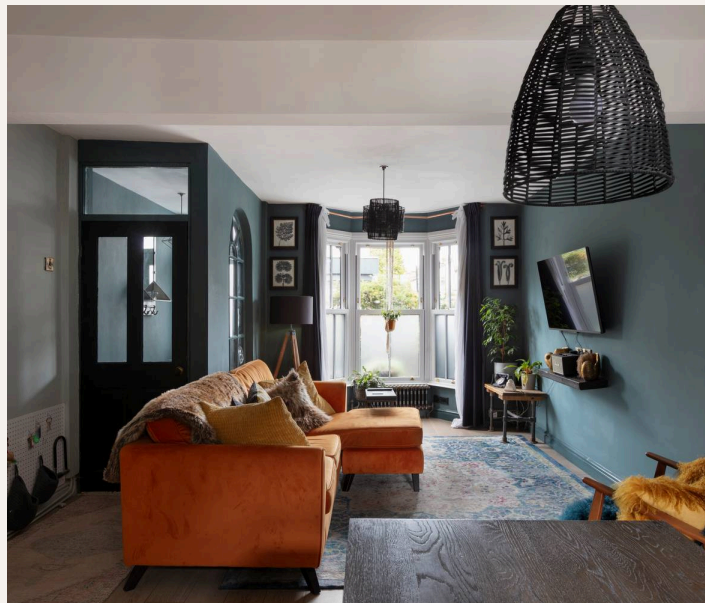




On arrival, a beautifully restored brick frontage is framed by handsome black-painted foliage-topped columns around the sash windows and bay. A metal gate set within a low, Pyracantha-topped wall opens onto a black-and-terracotta tiled path, which leads past a front garden with slate chippings, discreet bike storage and a water butt. At the entrance, a bespoke timber front door by the London Door Company combines traditional craftsmanship with a high-specification locking system. Painted black, it features brass furniture and a characterful pineapple-shaped knocker, a bulkhead wall light and a semi-circular numbered transom.

INSIDE – DESIGN-LED DRAMA

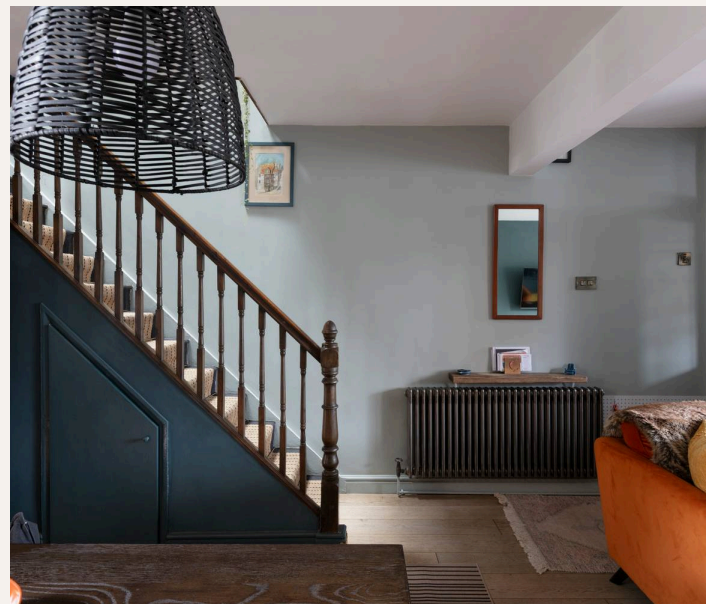
Setting the tone for the design-led palette of muted and dark décor seen throughout, the entrance hallway, painted in Farrow & Ball ‘Inchyra Blue’ is illuminated by a wonderful arched internal window. There’s space for coats, while wide plank Havwoods engineered oak flooring begins and flows through a part-glazed door into the living room.





*‘Painted in Farrow & Ball
‘Inchyra Blue’, the entrance hall
is lit by a wonderful arched
internal window.’*

Also painted in Inchyra Blue, this dual-aspect space is lit by a large bay window and a glazed rear door. A pair of raw metal column-style radiators (a ubiquitous detail seen throughout) keep things cosy, while pendants define the living and dining areas.





Integrated understairs storage leads through to the extended kitchen, a light-filled and flexible space that works equally well for family life, dining, entertaining and home working. Mandarin Stone Helix flooring runs beneath side-facing sash windows dressed with bespoke Orla Kiely blinds, while a large skylight with integrated LED lighting brings additional light from above. Double Crittall-style doors create a direct connection with the garden. Together, these details make the room work naturally as a flexible family hub, flowing easily between house and garden.

Neutral tongue-and-groove fronted cabinetry with textured cast-iron black knobs and cup handles is paired with a rich-toned solid wood worktop and a white metro-tiled splashback. A generous ceramic butler-style sink has a copper mixer tap, while integrated appliances include a dishwasher, washing machine, oven, separate microwave, five-ring gas hob, and a double fridge-freezer. The boiler is also housed here. Other details include open shelving, a pair of pendant lights and a column-style radiator.





‘Neutral tongue-and-groove fronted cabinetry with black knobs and cup handles is paired with a rich-toned solid wood and a white metro-tiled splashback.’

Continue through to the striking family bathroom, a practical yet beautifully detailed space with a large skylight, statement tiling and a designer integrated steel bath by Livinghouse.

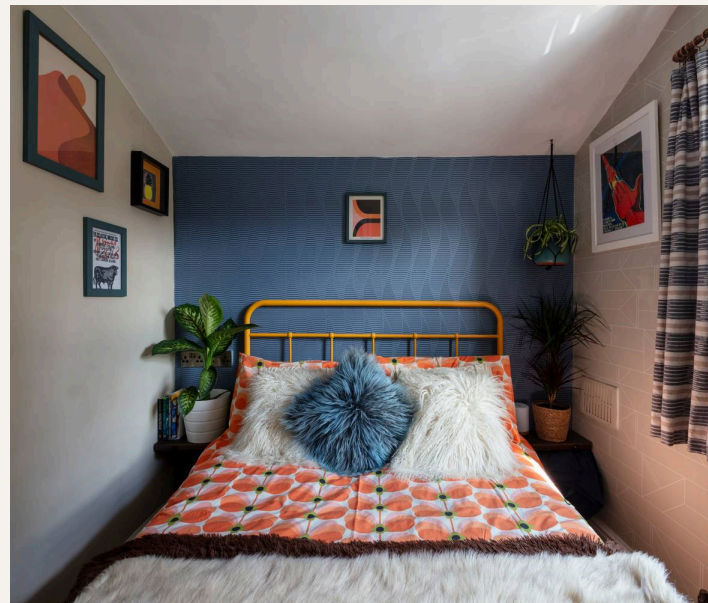
Livinghouse Forge fittings in brushed black chrome include a rainfall shower and matching mixer, complemented by a substantial frameless glass screen with matching brushed black chrome detailing. A bespoke reclaimed-timber vanity with countertop basin adds warmth and character, while a wall-hung WC completes the room.





'The room is bathed in light from a giant skylight over the integrated steel bath by Livinghouse, which features their Italian designed Forge fittings in black chrome including a rainfall shower.'

The staircase continues the home's mix of original character and considered detailing, with a dark-stained finish, striped jute runner and antique brushed-brass stair rods. From the first floor upwards, the staircase retains its Victorian spindles, while those between the ground and first floors are sympathetic replacements.





A large central skylight floods the first-floor landing with natural light. Restored floorboards run across the stairs and landing and continue into all three bedrooms.

The primary bedroom is calm, characterful and flooded with natural light through a pair of front-facing sash windows, with privacy glass providing a sense of seclusion without compromising on light. Farrow & Ball Railings creates a dramatic backdrop, while a substantial bank of bespoke glossy-white and mirror-fronted wardrobes provides excellent storage.





The second double bedroom overlooks the garden through a tall sash window and is painted in Farrow & Ball Hay. Currently used as a home office, its generous proportions allow it to work beautifully as a bedroom, nursery, guest room or home-working space as family needs change.

The third double bedroom also enjoys garden views. Farrow & Ball Stony Ground walls are complemented by a blue graphic wallpaper feature wall, creating a warm and individual space that works well as a child's bedroom, guest room or creative study.

At the centre of the first floor is the second bathroom, finished with sandy tiles and Mandarin Stone Terrazzo Nouveau Cognac Matt terrazzo-effect porcelain. There's a shower with a clever foldaway glass screen, corner basin with chrome tap, chrome towel-rail radiator and close-coupled WC.



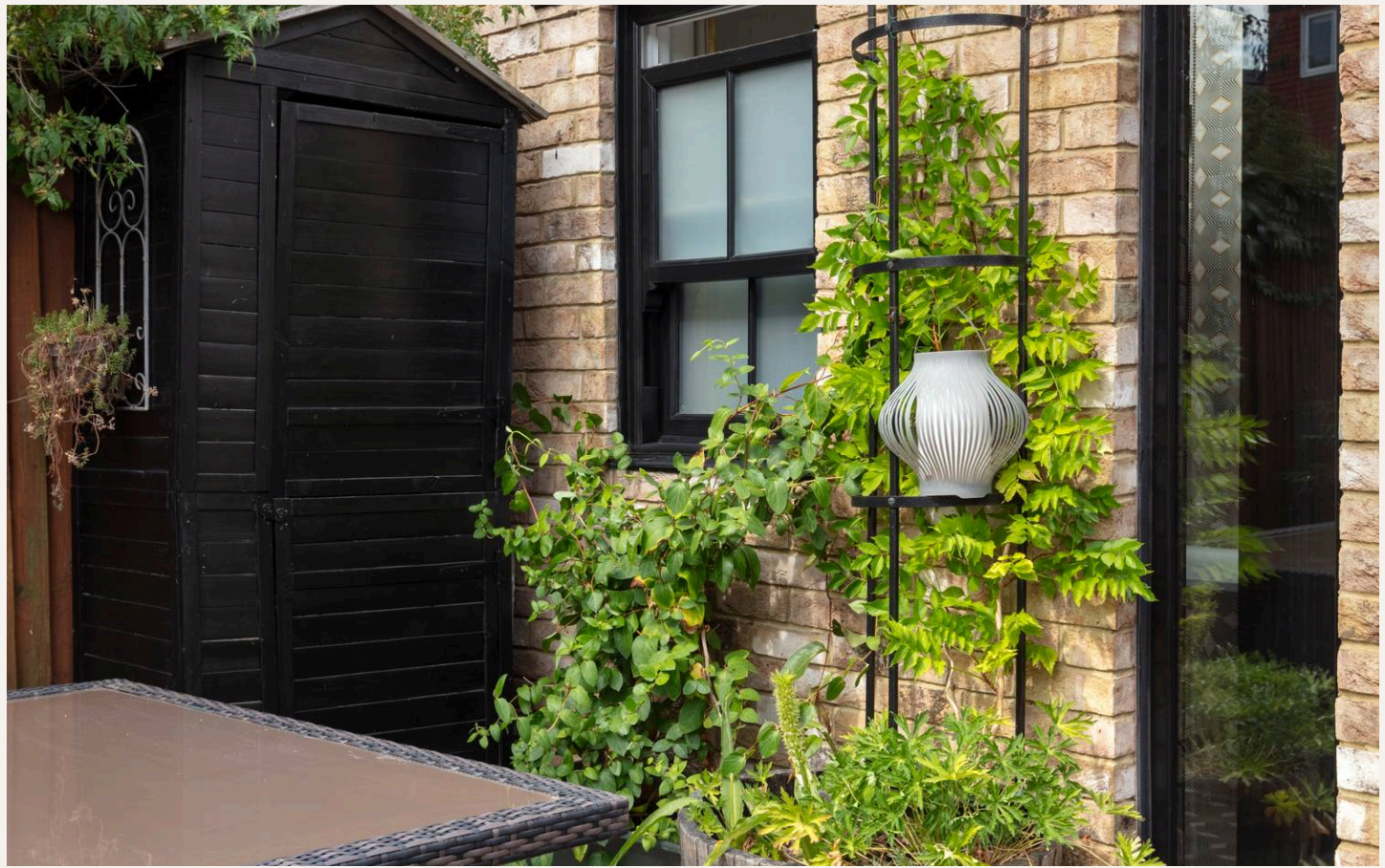


‘The primary bedroom has a cosy feel, enjoying natural light in the mornings through a pair of front-facing sash windows.’

OUTSIDE – ZONED OASIS

Leading directly from the kitchen, the sunny 39-foot south-facing garden has been thoughtfully designed around the movement of the sun and landscaped with clean lines and three distinct zones capturing morning, afternoon and evening light, each with its own seating area and lighting creating defined, easy-to-use spaces for play, relaxing and entertaining. It feels like an extension of the home: a place for children to play, friends to gather and long summer evenings to unfold.

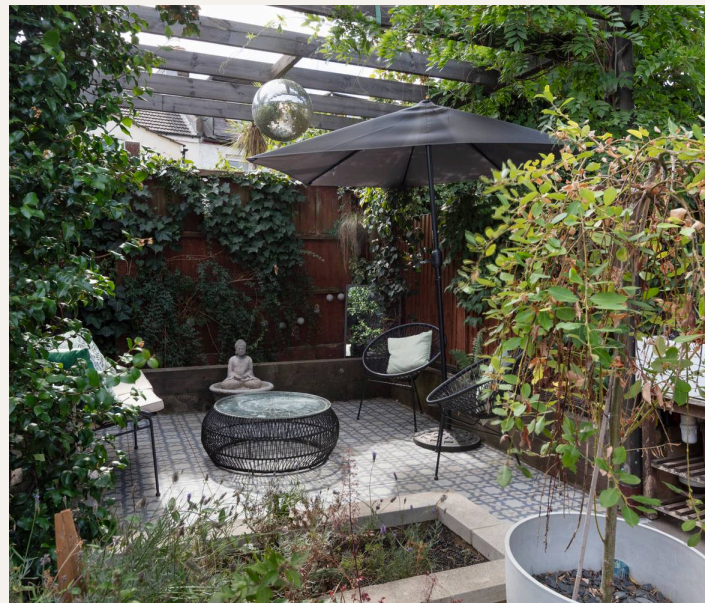
Low-maintenance yet full of character, the garden combines natural materials with brick-edged beds and sleeper-built planters filled with bamboo and established planting. Complementary paving leads through three distinct patio areas, culminating in the patterned-tile patio beneath the pergola.





Here, a dark-wood pergola (from which the current owners have hung a disco ball!) creates a wonderfully atmospheric outdoor living and entertaining space. Wisteria climbs the structure, while fragrant star jasmine drapes overhead during the summer months and climbing hydrangea adds further greenery. Built-in electrics, feature lighting and an outdoor sink make the space perfect for barbecues and long summer evenings.

Timber fencing provides privacy, while a water butt, outdoor bulkhead lights, and two useful storage sheds complete the garden.



A NOTE FROM THE OWNERS

“This has been such a loved and happy home. My son and I have shared many happy years here, and it has been a very special place for us as a family. It’s a house that works beautifully for everyday life, for having friends and family over, and for simply relaxing at home.

‘I’ve particularly loved the garden, which really becomes another living space in the warmer months, and how easy it is to have so much on the doorstep. Parks and green spaces, shops, cafes and transport links are all close by, yet once inside the house and particularly in the garden, it feels wonderfully peaceful.



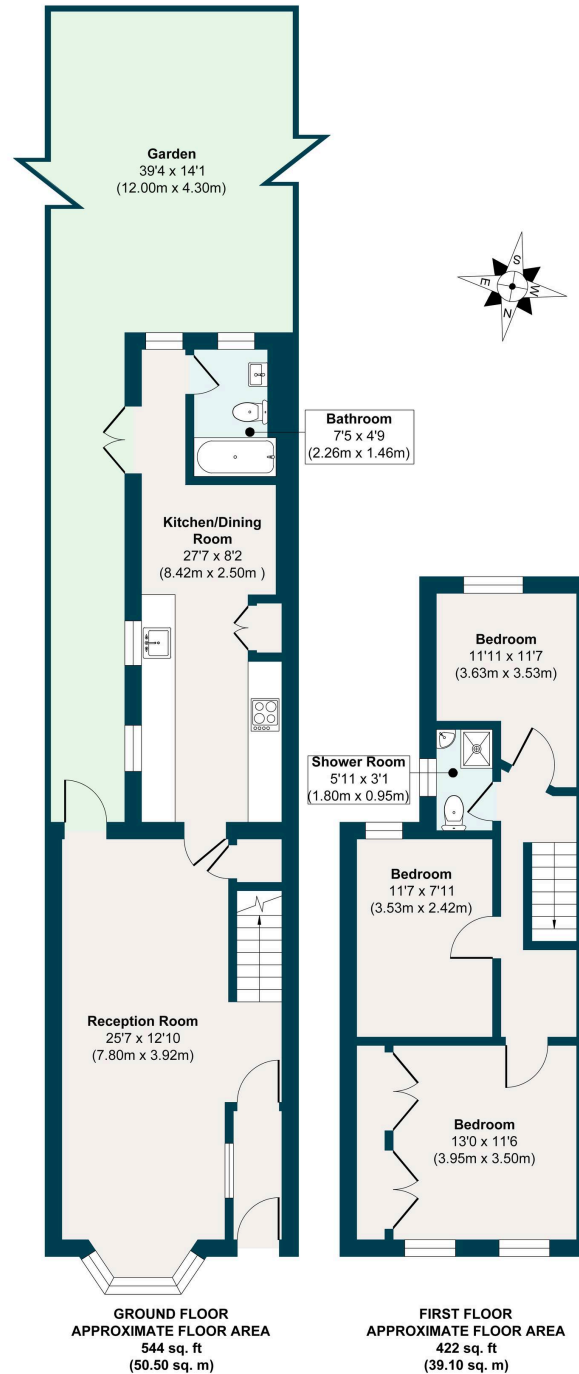


The neighbours are genuinely lovely, and there is a real sense of community. People know each other, stop to chat and look out for one another. It has always felt like a safe, friendly and settled place to live.

‘That rare balance is what I’ve valued most: having Epping Forest and Wanstead Flats for nature and park walks, alongside a rich array of shops, great transport links and a vibrant cafe culture right on the doorstep, then being able to step inside to my own private oasis of calm within moments.

‘I’ve put a great deal of love into this house and have so many happy memories here. I hope its next owners will love making it their home just as much as I have.’

Cann Hall Road



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Approx. Gross Internal Floor Area 966 sq. ft / 89.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

GETTING AROUND

Leytonstone High Road (Overground) is 16 minutes on foot. Leyton Underground for the Central line is just a short walk away (20 minutes), with the Elizabeth line available in the other direction at Maryland and Forest Gate rail stations – also walkable (17 and 23 minutes respectively). From here, it's just a short journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village. Various local bus stops run regular services to Stratford, with the No. 58 being the closest—only a few minutes' walk.



IN THE NEIGHBOURHOOD

Cann Hall Road is part of a pocket of Victorian streets between the lower end of High Road Leytonstone and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Harrow Road playing fields – a gateway to sprawling green space, ponds and woodland – are also just over a 15-minute stroll away.

Alternatively, head to Langthorne Park for pools, wildlife, basketball courts, a play park and an outdoor gym. You are also just 1.3 miles from the Olympic Park with all it has to offer.

Within a ten-minute walk are Joyau wine bar, the lovely Leytonstone Tavern (check out the fantastic burgers and roasts), indie coffee shop Tamping Grounds, Wanstead Kitchen (popular Indian takeaway) and Earl's for great sandwiches; as well as Kotch for pizza, and The Rookwood Village pub with its stylish interior, deck and electronic darts. Standouts from nearby Winchelsea Road's artisanal food and drink scene include Rambles Café, and Wild Goose Bakery for custard tarts.

The High Road is just under ten minutes on foot, and has many cafés and convenience stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca Bocca. Also recommended after-work drinks at Mammoth taproom, the Leytonstone arts trail, and the weekly local farmers' market beside Cann Hall Park, with its coffee shop, play areas and skatepark. Local sellers often suggest a visit to Noted Eel & Pie House and Back to Ours for a great flat white.

Besides food and drink, there are plenty of local activities for families to enjoy. Some of the most popular include Can Club children's café; Leytonstone and Leyton Leisure Centres for swimming, local five-a-side football, park runs, and running clubs; and Fitness Hub East, E7 Movement, and Pause yoga studio (all within walking distance). For yogis, MoreYoga at Stratford International is 6 minutes away by bike, perfect for a class in the morning or after work. You'll also find Harrow Road Medical Centre close by, located in Triangle House.

SCHOOLS

The popular Jenny Hammond Primary School is two minutes on foot. Buxton Primary & Secondary School is reachable in six (both rated 'Good' by Ofsted), and Davies Lane Primary School ('Outstanding') is a 19-minute walk away. Nearby nurseries often recommended by local sellers include The Arches Nursery and N Family Club in the Olympic park.



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