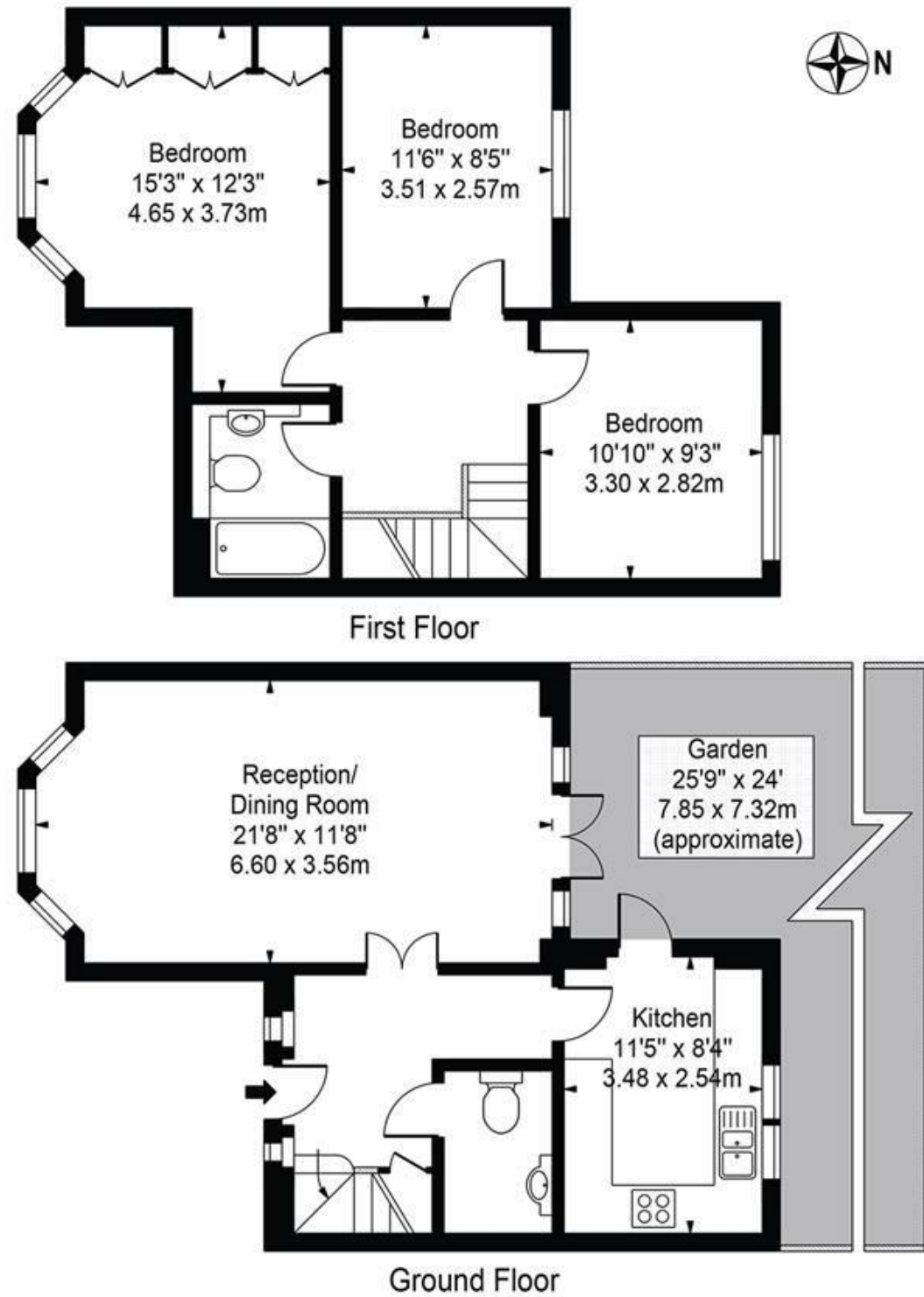


## Bushwood

Approx. Gross Internal Area 967 Sq Ft - 89.84 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Bushwood, Leytonstone

Offers In Excess Of £875,000 Freehold

- Period style, mid-terrace home
- Constructed in the 'home for life' concept
- Reception/dining room of approximately 21'8"
- 0.5 Miles to Leytonstone Central Line Station
- Beautiful presentation throughout
- Perched on the edge of the Wanstead Flats
- Three double bedrooms
- Ground floor W.C
- High ceilings
- 0.2 Miles from Davies Lane Primary School (Ofsted Outstanding)

# Bushwood, Leytonstone

Proudly positioned in a prime location in the highly sought after area of Bushwood, Petty Son and Prestwich are delighted to offer for sale this three double bedroom home, built 11 years ago in the period style, overlooking the Wanstead Flats.



Council Tax Band:



Approximately 11 years ago, an attractive terrace of four homes was thoughtfully constructed in a period style that complements the characterful streets of the leafy Bushwood area of Leytonstone. Positioned on the edge of Wanstead Flats, these elegant homes enjoy a peaceful setting while remaining just 0.5 miles from Leytonstone Central Line Station, with the cafés, restaurants and independent shops of Leytonstone High Road even closer. There is also excellent access to the A12, A406, M11 and M25.

Bushwood is a rarity, with a genuinely close-knit and active community that gives the area a real sense of belonging. Residents regularly come together for summer parties and social events, alongside a varied weekly program of activities for all ages, including walking football, games and quiz nights, pottery, yoga, volleyball and dance classes. For families, the highly regarded Davies Lane Primary School, rated 'Outstanding' by Ofsted, is just 0.2 miles away.

With its double-height bay frontage, sash windows, ornate porch and attractive brickwork, the house captures the charm of a Victorian home while offering the advantages of modern construction, including improved energy efficiency and reduced maintenance. High ceilings create a wonderful sense of space, while the contemporary interior has been designed with modern living in mind. Built around a 'home for life' concept, the property features wider doors, corridors and stairways to accommodate wheelchair or stairlift access, while the ground floor W.C. was designed to allow conversion into a wet room if required.

The ground floor accommodation includes a spacious through reception room, beautifully finished with crisp white walls, solid wood herringbone flooring and plantation shutters framing the bay window. French doors, flanked by full-height side windows, open directly onto the garden and create an effortless connection between indoor and outdoor living during the warmer months.

The fitted kitchen features sleek white high-gloss cabinetry, rustic wood worktops and a range of integrated appliances, while a downstairs W.C.

provides added convenience for guests. Upstairs are three generous double bedrooms, including a principal bedroom with plantation shutters and full-height wall-to-wall wardrobes. The family bathroom is particularly well finished, combining paneling, metro tiling and natural wood details to create a calm and timeless feel.

To the rear, the garden has been landscaped with a mix of decking and raised lawn, bordered by shrubs, climbing plants and ornamental grasses. The property also benefits from solar panels, helping to reduce the current owners' energy costs, with additional income generated through selling excess energy back to the grid.

EPC Rating: B89

Council Tax Band: D

Additional fees – In order to carry out anti-money laundering checks, upon a sale being agreed a £18 +VAT fee (per buyer) will be applied.

**Reception/diner**

21'8 x 11'8

**Geound floor W.C**

11'5 x 8'4

**Bedroom One**

15'3 x 12'3

**Bedroom Two**

11'6 x 8'5

**Bedroom Three**

10'10 x 9'3