

## CHENEYS ROAD, LEYTONSTONE

### Offers In Excess Of £850,000 Freehold 4 Bed House



#### Features:

- Victorian Terraced House
- Four Bedrooms & Two Bathrooms
- Extended Open Plan Kitchen-Diner
- Stunning Family Bathroom
- Landscaped Rear Garden
- Period Features
- Flooded with Natural Light
- Close to Wanstead Flats
- Fantastic Array of Pubs, Cafes & Restaurants Nearby
- Recently Refurbished

This recently refurbished Victorian terraced house brings together period character, natural light and a thoughtfully extended layout to beautiful effect. Arranged with four bedrooms and two bathrooms, it offers an impressive open-plan kitchen-diner, an exquisite family bathroom and a landscaped rear garden designed for dining, entertaining and everyday retreat. Original features add depth and texture throughout, while the wider setting places Wanstead Flats close by, along with a fantastic choice of pubs, cafés and restaurants within easy reach.

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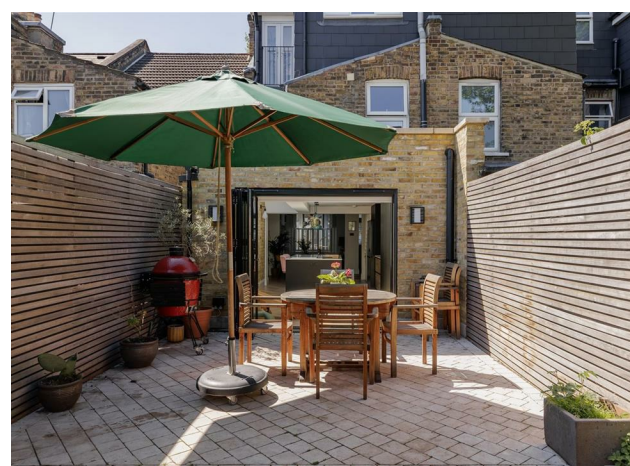
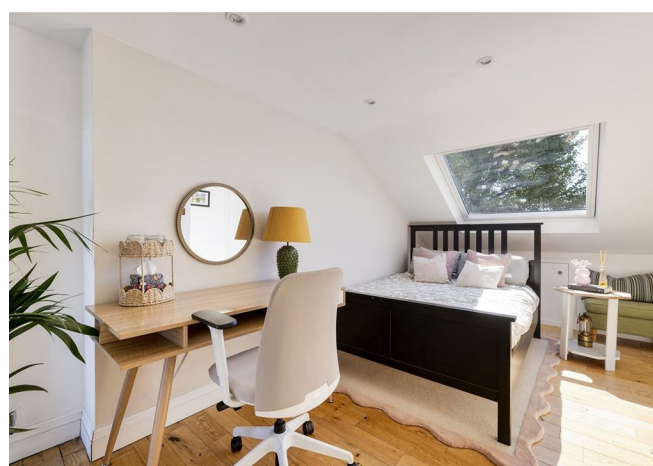
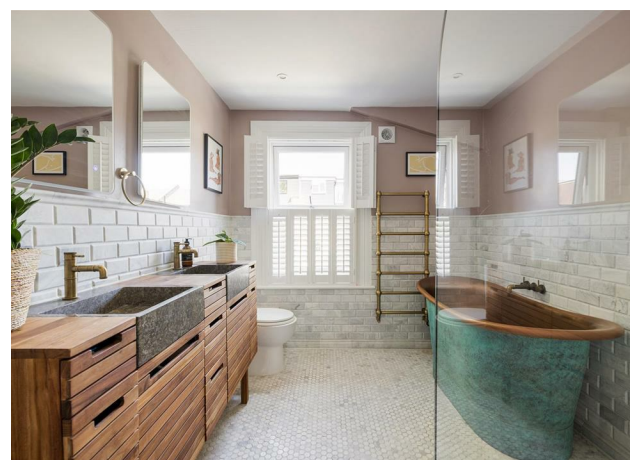
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IF YOU LIVED HERE...

An elegant frontage makes an assured first impression, with a decorative arched entrance, stained-glass detailing to the front door and a tiled path adding to the attractive approach. Inside, the hallway leads into a beautifully connected kitchen, dining and reception space, where period character meets a striking contemporary rear extension. At the front, the reception area is framed by a bay window with shutters, bespoke shelving and a feature fireplace, while coving and ceiling roses add a graceful sense of heritage. Herringbone flooring continues through the dining area, where the generous proportions create a natural rhythm between the living, dining and kitchen areas. Beyond, the kitchen is filled with light from an expansive skylight and full width bifold doors, with exposed brick adding texture and warmth. A central island anchors the space, creating an impressive setting for everyday family life and entertaining. Outside, the garden feels like a natural extension of the main living space, with a paved dining terrace leading onto a neat lawn framed by established planting.

Upstairs, the principal bedroom is generous and characterful, with twin windows, rich blue panelling, a fireplace, timber flooring and crisp white coving. A further bedroom has a warm, gentle feel, with built-in wardrobes and good natural light. The bathroom is wonderfully serene and boutique in style, pairing gentle pink walls with pale marble tiling, warm wood accents, a copper-toned bath, separate shower area and timber double vanity with twin stone sinks. On the top floor, another bedroom enjoys a soft, light-filled atmosphere, with timber flooring, a skylight and French doors opening to a Juliet balcony, complemented by an ensuite finished with glossy blue tiling. A final

versatile bedroom completes the home.

The neighbourhood has a quietly impressive food and drink scene, with independent venues clustered around Winchelsea Arches and plenty more within easy reach. Wild Goose Bakery is known for handmade sourdough, pastries and seasonal bakes, while The Wanstead Kitchen brings Bangladeshi and Indian-influenced dishes with a classic curry-house thread. Joyau adds a different note as a wine bar and bottle shop, serving breakfast, lunch and dinner alongside a carefully chosen wine list. Also nearby, your local pub is Leytonstone Tavern, an independent neighbourhood pub and dining room known locally for its burgers and community focus. For green space, Wanstead Flats offers a broad stretch of open grassland within Epping Forest, while families have a choice of nearby schools, including Jenny Hammond Primary School and Davies Lane Primary School, just a short walk away.

WHAT ELSE?

For transport, Leytonstone High Road Station is 15 minutes on foot, while Leyton Station is 21 minutes away, or a 5-minute cycle with secure bike storage at the station, connecting you to the Central line. Maryland Station is 20 minutes on foot, giving access to the Elizabeth line.



A WORD FROM THE OWNER...

"This house has seen our family grow, and every corner of it has been loved. We're going to miss that rooflight more than anything — the kitchen light on a sunny morning is just something else. Opening up the bi-folding doors onto the garden has meant we've had some of the best dinner parties, and it's been a lifesaver being able to cook and still have eyes on the kids outside. The garden has an olive tree older than the house, and an apple tree just coming into bloom — one of our only regrets is that we won't be here to pick its apples in late summer. We couldn't have asked for better neighbours — it's a proper community of mostly young families. We've even got a street party coming up in June. And yet the road is so peaceful — which still amazes us given there are three child- and dog-friendly pubs within walking distance, including the Leytonstone Tavern with the best burgers in London, plus wine bars worth lingering in and Bocca Bocca just around the corner for pizza nights. This house has been hard to let go of"

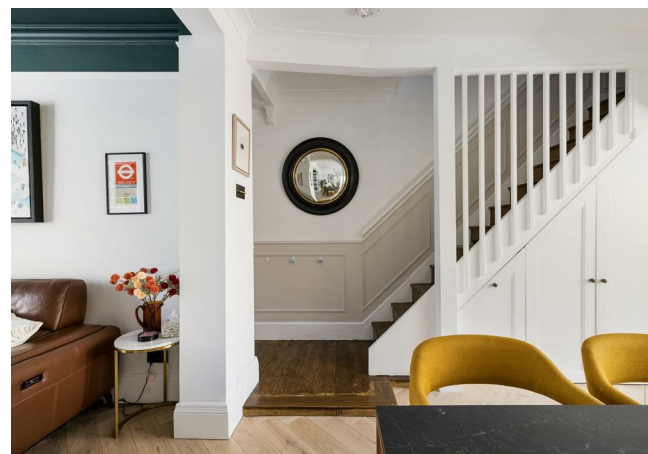
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**Kitchen/Dining/Reception Room**  
10'9" x 43'8"

**Bedroom**  
13'4" x 10'11"

**Bedroom**  
8'2" x 10'9"

**Bathroom**  
7'10" x 8'11"

**Bedroom**  
8'6" x 16'3"

**Eaves Storage**

**Bathroom**

**Bedroom**  
8'0" x 11'1"

**Garden**  
13'5" x 27'2"

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