

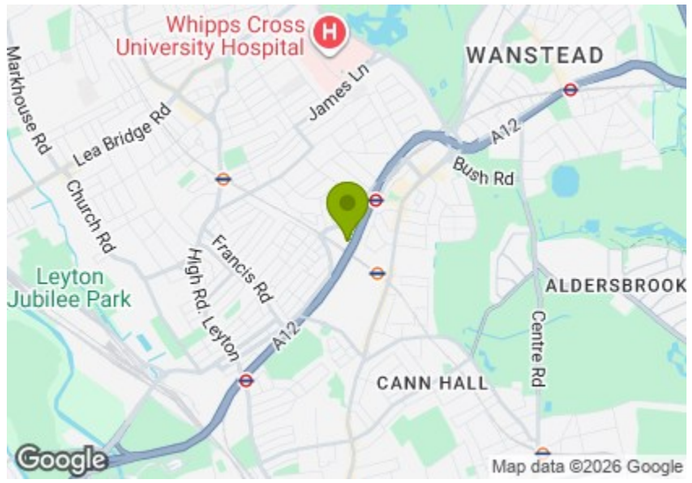

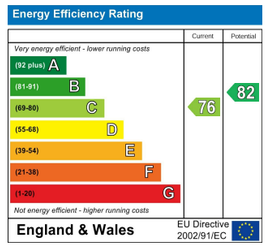

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CONNAUGHT ROAD, LEYTONSTONE

Offers In Excess Of £1,000,000 Freehold

4 Bed House

Features:

- Victorian Terraced House
- Four Double Bedrooms
- Newly Refurbished Throughout
- Spacious Through Lounge And Beautifully Extended Kitchen Diner
- Stunning Family Bathroom Plus Ensuite To Master Bedroom And Ground Floor WC
- Utility Room
- Double Glazed Sash Windows
- Private Garden Leading To Garden Studio
- Desirable Location Just A Short Walk From Leytonstone Station

This perfectly formed four-bedroom house enjoys a fantastic location in the heart of Leytonstone, moments from the buzz of East London action yet tucked away in a peaceful residential spot, with plenty of greenery all around.

Highlights include a bright and spacious double reception, an adjoining kitchen/diner extension, a converted loft, a first-floor utility room, two bathrooms and a separate WC. Outside, there's a sizeable garden with a connected studio at the rear, offering plenty of potential for work or hobbies. Leytonstone Underground station is a short walk away, providing Central line connections, while Leytonstone High Road station is nearby for the Suffragette line.

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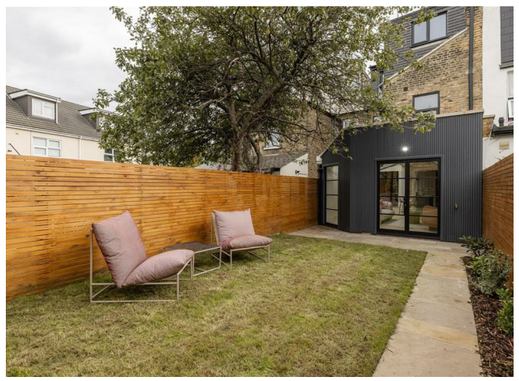

IF YOU LIVED HERE...

Behind the handsome brick frontage, your front door opens into an inviting hallway, complete with ornate coving and immaculate decor. The spacious double reception is another lovely introduction, with gorgeous features such as a pair of striking ceiling roses, a fireplace, parquet flooring and column radiators.

At the rear, the house has been opened up to create a huge kitchen, dining and living space, with plenty of room for everyone to gather. It's a wonderfully sociable part of the home, with the central island at its heart and space to dine and relax beyond. Original details add plenty of character alongside contemporary additions, including high-spec appliances.

Head upstairs and you'll find two double bedrooms and a family bathroom, complete with a large bathtub and separate shower, as well as a utility room. The converted loft provides two further double bedrooms and another beautifully appointed shower room.

Outside, the garden has been landscaped with a spacious lawn and paved patio, while a fully powered outbuilding at the rear offers a versatile space for working from home, creative pursuits or hobbies.

As for beyond, you've got plenty to explore in all direction. Start with a stroll to the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox.

Further north, around the Leyton Midland Road arches, there are some brilliant new choices, including the much lauded smokehouse Burnt and Chunk Provision gelato. Closer to home, you've got some great bars around the Grove Green Road, including the Filly Brook, Heathcote & Star and the Northcote Arms. Head towards Leytonstone High Road for even more great options like FORNO, Homies on Donkeys, Mum Likes Thai Food, and Panda dim sum. You really are in the heart of the action here.

WHAT ELSE?

- Leytonstone tube station is a short walk to get you into central London via the Central Line. Or hop on to the Overground at Leytonstone High Road for the Gospel Oak to Barking line, even closer.
- We're barely even scratching the surface with the local amenities. Forest Gate's 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, Joyau Wine and Wild Goose Bakery.
- Head south-west and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, UAL and V&A Storehouse.



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
11'7" x 23'10"

Kitchen / Diner / Reception Room
13'6" x 25'7"

WC

Bedroom
15'2" x 12'6"

Bedroom
9'6" x 10'10"

Utility Room
3'5" x 4'3"

Bathroom
9'0" x 9'1"

Bedroom
11'9" x 19'5"

Ensuite

Bedroom
8'9" x 14'0"

Garden
18'0" x 28'10"

Garden Studio
11'5" x 11'5"

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