

Selby Road, E11

London

£500,000

EELEVEN EST 2016

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Tenure: Freehold

- End-of-terrace house
- Potential to extend STPP
- Dedicated office/dressing room
- Open-plan living space
- High-end bathroom
- Stylish modern kitchen
- Private, south-facing 39-foot garden
- Short walk to Tube/Overground



Just around the corner from the fantastic pubs and eateries lining Leytonstone's vibrant town centre, this delightfully quirky two-bedroom end-of-terrace house matches modern minimalist design with natural materials, brass sockets and switches, and warm accent colours to create a welcoming, stylish finish. To the rear, you'll discover an expansive south-facing 39-foot garden – the largest plot on the street - a peaceful and private oasis surrounded by mature trees.

Furthermore, the property has the potential to be developed, subject to all the necessary planning permission and constraints. The previous owners received planning permission (now time lapsed) to extend the footprint of the building up to the edge of the rear patio while the current owners have considered fitting a skylight into the flat roof section or extending the first floor outwards (as some of the neighbouring properties have done) to create a second/en suite bathroom.









‘A solid oak custom staircase/wardrobe with built-in drawers and cupboards offers a highly functional and elegant storage solution.’

STEP INSIDE

As you arrive on Selby Road, open the wrought-iron gate matching the fencing to enter the front patio. The chequered tiled path runs past a custom-built bin shed and leads to a green front door with privacy glass panels and chrome furniture.

The numbered transom above and a window to the side draw natural light into a hallway with coving to the high Farrow & Ball ‘Inchyra Blue’ walls and stained, sanded floorboards, which flow into the large, spot-lit open-plan dining kitchen and living space beyond.









Conveniently positioned to your right, the bathroom features high-gloss white metro tiles with contrasting grout, picking up on the two-tone vanity basin unit and complementing the tiled floor. There's also a luxurious rainfall shower (fitted in 2023) above a bath with a glass screen, a loo, and a heated towel rail.

Head through the part-glazed door into the heart of the home – a family hub beginning in a cosy living area with floating shelves and a charming wooden spiral staircase tucked out of the way in the corner.

The soft, warm tones continue in the dining area and a spacious kitchen, fitted with eye-catching matt-cream cabinetry with upgraded black handles and solid wood worktops sanded and stained to complement the floorboards. Meanwhile, the glossy grey metro-tiled splashback reflects natural light streaming in through the part-glazed door and window overlooking the large, leafy garden.

Beneath the window, you'll spot a deep Butler sink with an industrial-style tap in antique copper. Other integrated appliances include a Bosch oven and gas hob with a stainless-steel extractor hood above, and a concealed Indesit fridge-freezer and washing machine, both installed in 2023. The combi boiler, fitted in December 2023 and integrated behind a kitchen cupboard, comes with a 15-year warranty. A smart meter has also been installed to improve efficiency.













Take the spiral staircase to the landing, where a neutral carpet runs across the first floor. To your left, Lick ‘Blue 06’ walls pop against the white skirtings and architraves and the beautiful wooden plantation shutters and roller blind fitted to a recently replaced window with a painted radiator beneath. Other details include a mounted reading light and ceiling spots.

Across the landing, you’ll discover a double-height office/dressing room painted in Lick ‘Beige 01’ and brightened by a hanging pendant fitting, a big window, and a solar-powered, remote-controlled Velux. There are useful bookshelves above the desk area, while a solid oak custom staircase/wardrobe with built-in drawers and cupboards offers a highly functional and elegant storage solution..

Follow the stairs and oak bannister to the mezzanine level, with a balustrade and shelves to match. There, you will find a double bedroom bathed in light by a Velux window in easy reach above the bed. The sloped, spot-lit ceiling and the view down to the study or dressing area create a cosy hideaway feeling while being a clever use of space.



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OUTDOORS

Enclosed by premium Jacksons Fencing wooden panels, which come with a 25-year guarantee, and screened by neighbouring trees, the south-facing 39-foot garden enjoys an unoverlooked aspect that maximises the available sunlight and creates an oasis of calm away from the town.

Black-painted decking steps lead down from the back door onto a sun-trap terrace for al fresco dining and growing herbs in the raised planter. At the same time, a range of mature plants, including an extra-large palm, pink and white hydrangea, purple and orange buddleia, euphorbia, laurel (screening the shed), ferns, hebe, magnolia, jasmine and honeysuckle climbers border a manageable lawn. The surrounding sycamore trees also provide shade in the morning and late afternoon.







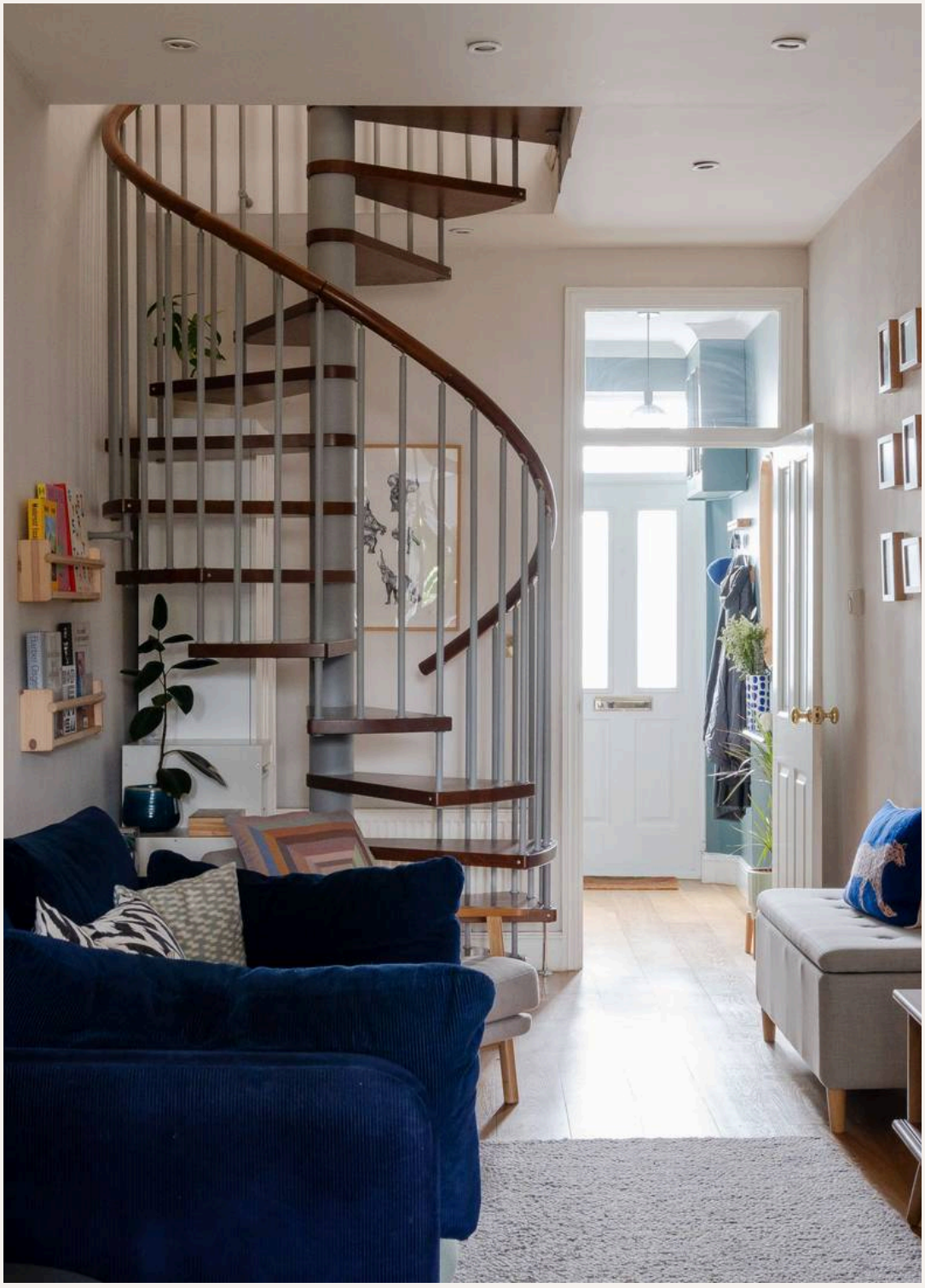


A NOTE FROM THE OWNERS

'It has truly been a joy living in this house for the past five years. As well as having lots of pubs and restaurants within walking distance, it is well connected and easy to get to Shoreditch, Hackney, London Bridge, etc., so it has been great for midweek socialising with friends. Located on a friendly, quiet street with a strong community of neighbours, it has been the perfect first home for us to start our family in. We have enjoyed hosting many garden parties in our little Leytonstone oasis and have really benefitted from the family-friendly local amenities. The house is unlike anything in the area, and whilst we will be sad to leave it, we will fondly remember our time here on Selby Road.'

GETTING AROUND

Leytonstone High Road (Overground) is only 12 minutes on foot. Leyton Underground for the Central line is just a short walk away (16 minutes), with the Elizabeth line available in the other direction at Maryland rail station – also walkable. 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, too.



IN THE NEIGHBOURHOOD

Selby Road is part of a quiet 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 Chalet Wood also provides a beautiful carpet of bluebells every spring.

Alternatively, run through Hollow Pond and beyond, exploring the forest trails, or head to Langthorne Park for pools, wildlife, basketball courts, a play park and an outdoor gym. You are also just 1.5 miles from the Olympic Park with all it has to offer.

Within a 10-minute walk is the lovely Leytonstone Tavern (check out the fantastic burgers and roasts), the new coffee shop Tamping Grounds, Kotch for pizza, and The Rookwood Village pub with its stylish interior, deck and electronic darts. Stroll a few minutes further to explore Winchelsea Road's artisanal food and drink scene, including Wild Goose Bakery for custard tarts.

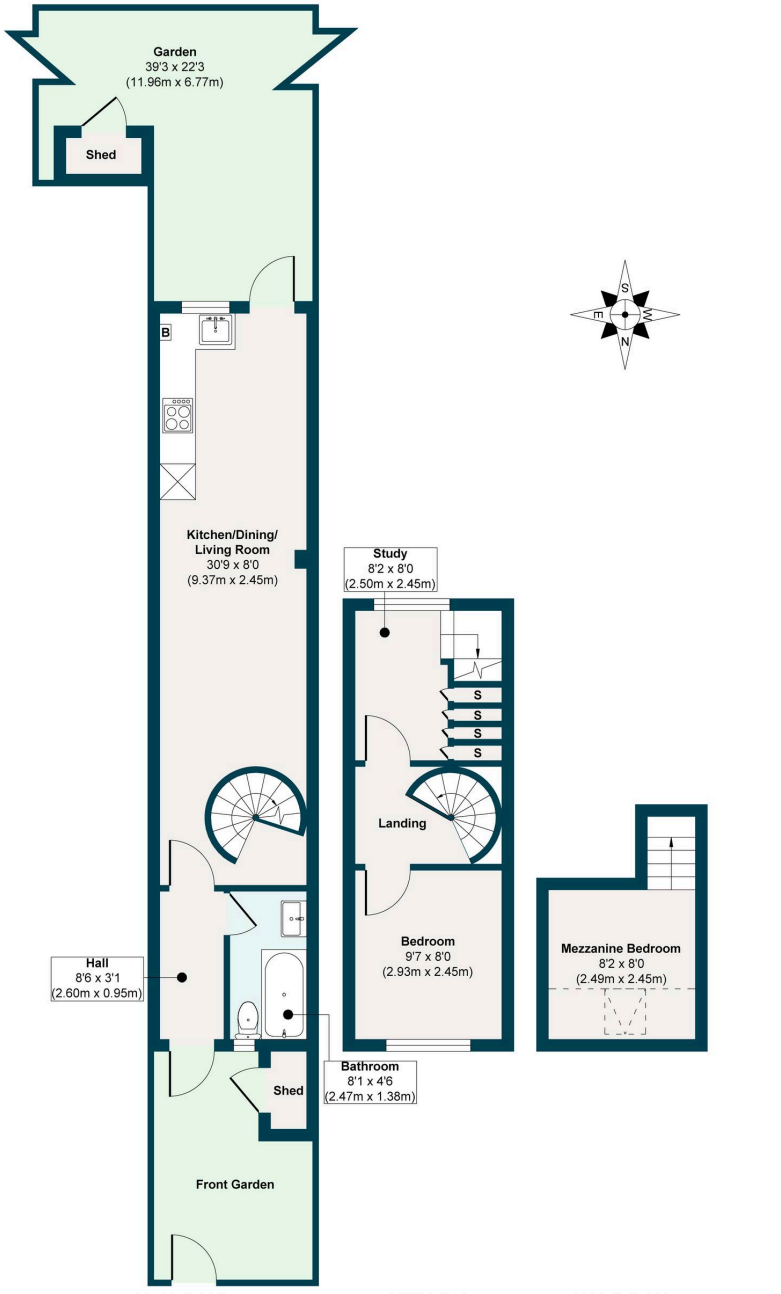
The High Road is only a few minutes' walk away and has many cafés and convenience stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca Bocca. Other local favourites include Sunday roasts at the Holly Tree pub, after-work drinks at Mammoth taproom, the Leytonstone arts trail, and the weekly local farmers' market beside Cann Hall Park, with its coffee shop, play areas and skatepark.

Our local sellers particularly recommend Back to Ours for a great flat white, the Cann Club and Crate Walthamstow for kids' clubs, Leytonstone and Leyton Leisure Centres for swimming, local five-a-side football, park runs, and running clubs, and having Fitness Hub East, E7 Movement, and Pause yoga studio all within walking distance.

SCHOOLS

The popular Jenny Hammond Primary School is just a three-minute walk away and rated 'Good' by Ofsted. Davies Lane Primary School is a short walk away and is rated 'Outstanding'. You'll also find Buxton School within a 10-minute stroll and a few nurseries nearby.

1 Selby Road



GROUND FLOOR
APPROXIMATE FLOOR AREA
319 sq. ft
(29.64 sq. m)

FIRST FLOOR
APPROXIMATE FLOOR AREA
188 sq. ft
(17.50 sq. m)

SECOND FLOOR
APPROXIMATE FLOOR AREA
76 sq. ft
(7.08 sq. m)

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Approx. Gross Internal Floor Area 583 sq. ft / 54.22 sq. m (Excluding Shed)

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



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