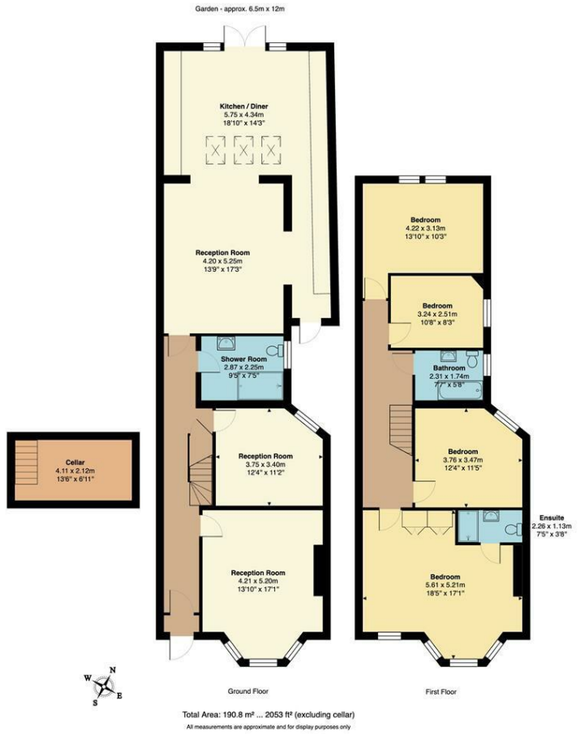
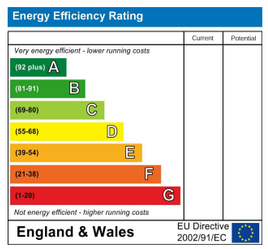






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CHADWICK ROAD, LEYTONSTONE

Offers In Excess Of £1,250,000 Freehold

5 Bed House

Features:

- Victorian Freehold House
- Semi-detached
- Four Bedrooms
- Sought After Upper Leytonstone Location
- Three Bathrooms
- Potential to extend STP
- Driveway
- Close to Leytonstone Station
- Side Access
- Chain Free

Perfectly positioned moments from Hollow Ponds and the vast open spaces of Epping Forest, this impressive five-bedroom Victorian semi-detached home offers over 2,000 square feet of beautifully arranged living space. Combining period proportions with thoughtful updates, it's perfectly placed to enjoy the best of Upper Leytonstone, while Wanstead, Leyton and central Leytonstone are all within easy reach.

Inside you'll find three generous reception rooms, a striking open-plan kitchen and dining room, three bathrooms, and a useful cellar, while outside there's a private rear garden with side access and driveway at the front. The fact that there's potential to extend is the icing on the cake, making this a rare opportunity to own an exceptional family home in one of East London's most desirable neighbourhoods.

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IF YOU LIVED HERE...

Stepping through the striking Victorian entrance, you're immediately struck by the wonderful sense of space and proportion. Retaining plenty of period character, the home offers generous rooms, high ceilings and an abundance of natural light throughout, creating a warm and welcoming atmosphere.

At the front of the house, the bright reception room provides a calm setting for relaxing or entertaining, while two further reception spaces offer excellent flexibility for family life, formal dining or a home office. To the rear, the spacious kitchen/diner forms the natural hub of the home, with ample room for cooking, dining and gathering together, alongside direct access to the garden.

Outside, the generous rear garden offers plenty of space to enjoy throughout the seasons, with a spacious lawn and sun trap rear patio. Side access adds everyday practicality, while the cellar provides useful additional storage.

Upstairs, four bedrooms are complemented by three bathrooms, including an en suite to the master bedroom (which also has built-in storage), creating a versatile layout that's perfectly suited to growing families, guests or those working from home.

Outside, Leytonstone tube station is 0.6 miles. Sitting in Zone 3 on the Central line, from here you have direct 14 minute trips to Liverpool Street, putting the City less than 45 mins away door to door.

Meanwhile, Hollow Ponds is only moments away, offering boating lakes, woodland walks and direct access into the ancient landscapes of Epping Forest. In the other direction, you'll find the eateries, bars and independent shops that have made Leyton, Leytonstone and neighbouring Wanstead some of East London's most sought-after destinations.

Francis Road has become one of the capital's best-loved neighbourhood high streets, home to favourites including Yardarm, Phlox Books and a amazing collection of independent coffee shops and boutiques. Around Leyton Midland Road you'll discover Burnt Smokehouse and Gravity Well Taproom, while Grove Green Road is home to much-loved locals' pubs including The Filly Brook, Heathcote & Star and The Northcote Arms. Leytonstone High Road offers even more choice, with FORNO, Homies on Donkeys, Mum Likes Thai Food and Panda Dim Sum all nearby, while Wanstead High Street provides an altogether different atmosphere, with stylish restaurants, wine bars, cafés and independent retailers.

WHAT ELSE?
- For drinks with a view, The Sir Alfred Hitchcock Hotel - a nod to the area's most famous former resident, a few minute away. The excellent Arte e Pasta now operate the kitchen.
- Head south-east via the Bushwood area - renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes - and you'll find the Wanstead Flats.
- A short bus ride takes you to the iconic Olympic Park, and just beyond that, Westfield Stratford, which won't need an introduction. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.



A WORD FROM THE EXPERT..

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep.
I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around.
I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest.
There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 BRANCH MANAGER

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Reception Room
13'9" x 17'0"

Reception Room
12'3" x 11'1"

Shower Room
9'4" x 7'4"

Reception Room
13'9" x 17'2"

Kitchen/Diner
18'10" x 14'2"

Bedroom
18'4" x 17'1"

Ensuite
7'4" x 3'8"

Bedroom
12'4" x 11'4"

Bathroom
7'6" x 5'8"

Bedroom
10'7" x 8'2"

Bedroom
13'10" x 10'3"

Cellar
13'5" x 6'11"

Garden
approx 21'3" x 39'4"

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