

Kitchen/Lounge/Diner  
19'9" x 21'1"

Bedroom  
13'4" x 9'11"

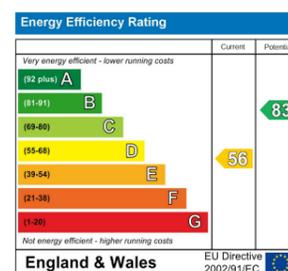
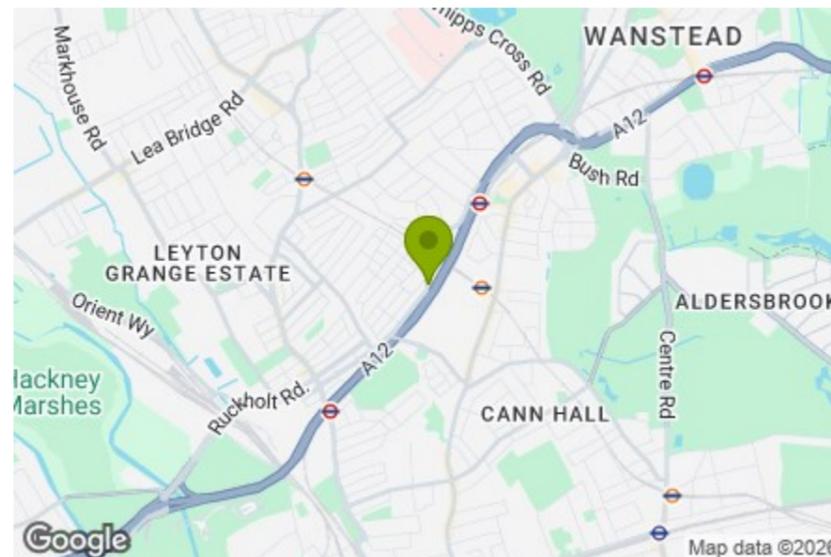
Bedroom  
8'7" x 8'10"

Bathroom  
6'6" x 8'7"

Garden  
19'10" x 15'7"

Total Area: 55.0 m<sup>2</sup> ... 593 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## GROVE GREEN ROAD, LEYTONSTONE

£550,000 Freehold  
2 Bed House



### Features:

- Victorian End Terrace House
- Two Double Bedrooms
- Freehold
- Private Garden
- Open plan kitchen/living area
- Good Decorative Order
- Close to Leytonstone Station

Set within a Victorian end terrace, this freehold home offers two double bedrooms and an open plan kitchen and living space shaped around everyday living. It is presented in good decorative order throughout, creating a place that feels ready to enjoy from day one, with a layout that supports both relaxed routines and hosting with ease. A private garden extends the living space outdoors, offering a natural spot for dining and downtime. Close to Leytonstone Station, commuting and onward connections are kept refreshingly straightforward.

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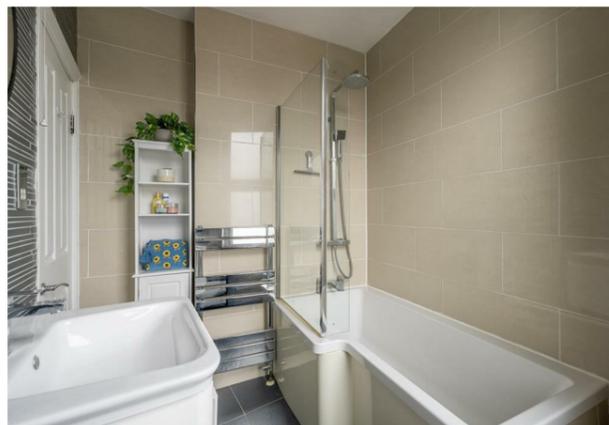
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**IF YOU LIVED HERE...**

A handsome brick façade with classic bay windows gives this home an immediate sense of presence, with the upper and lower bays adding symmetry and depth to the traditional frontage.

Inside, the ground floor opens into a generous kitchen, dining and living space that works beautifully for everyday life and entertaining. A wide bay window brings in plenty of natural light to the seating area, while pale flooring runs through the room to keep everything feeling connected. The kitchen is arranged with contemporary cabinetry and integrated appliances, complemented by a peninsula breakfast bar that helps define the space without interrupting the flow. To the rear, the garden is laid out as a broad decked terrace, creating a low maintenance outdoor setting with ample room for dining and seating.

Upstairs, the first floor offers two nicely proportioned bedrooms, including a principal room with a bay window that adds character and a pleasing sense of depth. The second bedroom looks out to the rear and works well as a flexible space depending on need. Completing the layout, the bathroom is finished in

tiling throughout and benefits from a generous window, with a bath and overhead shower for a flexible, comfortable daily routine.

Beyond the immediate streets, you have a strong mix of independents and local amenities close at hand. Francis Road is a real standout, with its pedestrianised stretch, a weekend market, and places such as Marmelo for sharing plates, Yardarm as a café and wine bar for a morning coffee or an evening glass, and the Northcote Arms, a community pub known for events and pizza. Within the Leytonstone Railway Arches, Leyton Calling is a go-to for cocktails under the tracks, while Gravity Well Taproom keeps things beer-led with a rotating selection on tap. Over on Leytonstone High Road, the essentials are covered for day-to-day needs alongside the likes of Wild Goose Bakery, known for its bakes and bread. For a proper dose of open space, Wanstead Flats, part of Epping Forest, offers wide grassland for runs, walks and weekend downtime.

**WHAT ELSE?**

For connections into the City and beyond, Leytonstone Station is a 10 minute walk, while Leytonstone High Road Station is 8 minutes on foot for the Overground. Leyton Station is 15 minutes away, adding another Central line option and widening the commute choices.



**A WORD FROM THE OWNERS...**

"We've called Grove Green Road home since 2018 and have loved living here. The house is light and open, and having a garden has been an amazing bonus during the summer months. We're ideally located between two great pubs: The Heathcote, famous for its Sunday roasts, and The Northcote, a fantastic independent local. We're also within easy walking distance of the best cafés, bars and shops in both Leyton and Leytonstone (and especially the new M&S!). We love the proximity to so much outdoor space, being close to Wanstead Flats, Wanstead Park and Hollow Ponds. Multiple Tube and Overground stations mean that so much of London is within easy reach. We're sad to leave but are staying very local, as we love this area so much."

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