



Reception Room
13'4" x 27'3"

WC

Utility

Kitchen / Diner
11'1" x 31'2"

Bedroom
18'1" x 14'10"

Bedroom
11'11" x 12'2"

Bathroom
8'0" x 6'10"

Bedroom
8'2" x 7'7"

Bedroom
11'2" x 10'0"

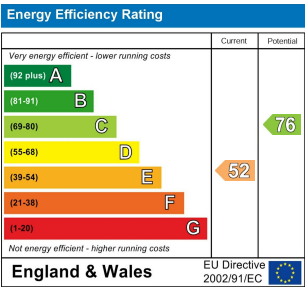
Bedroom
10'9" x 14'8"

Shower Room
5'0" x 4'11"

Cellar
5'4" x 22'3"

Garden
18'0" x 47'6"

Outbuilding
13'7" x 9'2"



FAIRLOP ROAD, LEYTONSTONE

Offers In Excess Of £1,175,000 Freehold

5 Bed House



Features:

- Five Bedroom House
- Chain Free
- Spacious Through Reception
- Extended Kitchen Diner with Solid Wood Kitchen With Granite Worktops
- Ground Floor WC And Utility
- Family Bathroom Plus Second Floor Shower Room
- Converted Loft and Tanked Basement
- Large Driveway For Two Cars
- Desirable Upper Leytonstone Location
- Short Walk To Leytonstone Station

Set in the heart of Upper Leytonstone, this substantial five bedroom house brings together generous proportions, a double bay frontage and the kind of flexible living space that makes family life feel wonderfully easy. With a sweeping through reception, extended kitchen diner, converted loft and driveway, there's room to spread out across three floors, while Leytonstone's brilliant food, drink and green spaces are all close at hand.

REQUEST A VIEWING

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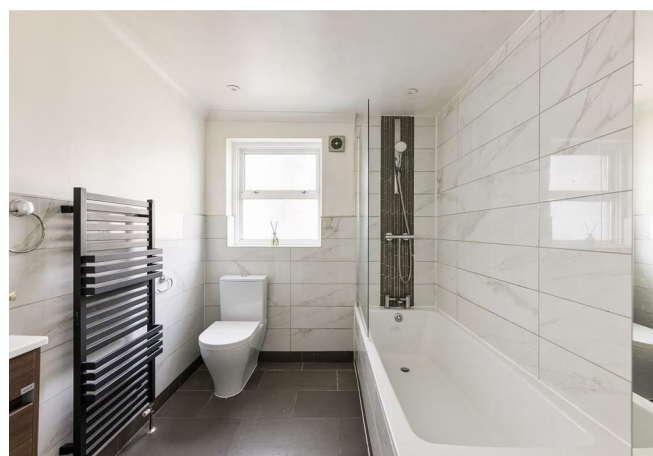
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IF YOU LIVED HERE...

There's an immediate sense of space on the ground floor. The through reception runs from the front bay towards the rear, creating a wonderfully generous room with plenty of scope for distinct sitting and dining areas without losing that lovely feeling of connection. Continue through and the extended kitchen diner gives everyday life another natural gathering place, with room for cooking, long lunches and evenings around the table. A separate utility and ground floor WC are useful additions, while the driveway provides off-street parking.

Head upstairs and four bedrooms share the first floor with the family bathroom, giving you plenty of flexibility for family, guests or working from home. The converted loft adds another layer entirely, with a fifth bedroom and separate shower room tucked away on the second floor. It's a brilliant arrangement for anyone wanting a little more independence at the top of the house.

What really appeals here is just how much room there is to make

the house your own. Big communal spaces downstairs meet five bedrooms above, while the brick-built outhouse is connected to electricity and offers further potential, perhaps as a home office or creative workspace. All of this comes in a part of Leytonstone where you can head out for coffee, dinner, drinks or a long wander through nearby green space without having to venture far.

WHAT ELSE?

- Leytonstone has a particularly good local food and drink scene. The Red Lion, Leytonstone Tavern and San Marino are all neighbourhood favourites, with plenty more independents scattered around the High Road and nearby streets.
- When you want some greenery, Wanstead Flats and Hollow Ponds offer a brilliant choice of open grassland, woodland and waterside walks close to home.
- Leytonstone Station is a short walk away, with Central line services making journeys towards Stratford, the City and central London straightforward.



A WORD FROM THE OWNER...

"We moved into this lovely property in 2018 and did a full refurbishment. We lived here with our three children and have great memories of this house. It is a beautiful space for family to grow in just like our children have grown up in the house. It has excellent accessibility to all amenities, schools, hospital, GP, bus, tube, shops and is close to Central London."

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