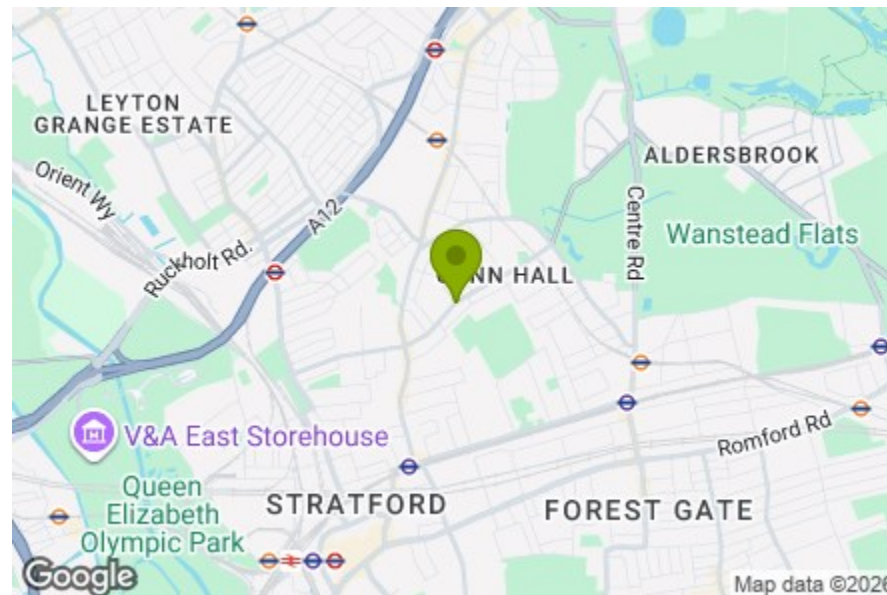




Total Area: 89.3 m² ... 961 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.

- Reception
12'10" x 23'5"
- Kitchen/Diner
8'2" x 19'8"
- Storage
- Bathroom
4'5" x 7'4"
- Bedroom
12'9" x 11'8"
- Bedroom
7'10" x 11'7"
- Bathroom
- Bedroom
8'3" x 11'4"
- Garden
39'8" x 14'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CANN HALL ROAD, LEYTONSTONE Offers In Excess Of £760,000 Freehold 3 Bed House



Features:

- Victorian terraced House
- Freehold
- Three Bedrooms
- Two Bathrooms
- Close to Wanstead Flats
- Extended Kitchen Diner
- Good Decorative Order
- Lanscaped Garden
- Good Transport Links

A beautifully presented three bedroom Victorian terraced house, set in one of Leytonstone's most well-loved residential pockets. Just moments from the open green space of Wanstead Flats and well placed for local stations, this freehold home offers generous living space, an extended kitchen diner and a thoughtfully landscaped garden, all presented in good decorative order.

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IF YOU LIVED HERE...

Step through the front door and into the welcoming reception room, a generous through space stretching over twenty three feet and filled with natural light. There's plenty of room for both lounging and dining, with a natural flow from the bay-fronted sitting area towards the rear of the house, making it an easy setting for everyday life as well as hosting friends.

To the rear, the extended kitchen diner is arranged with plenty of worktop space and room to cook and eat together. It's a bright and practical part of the home, with views out towards the garden and direct access outside. The landscaped garden itself offers a calm outdoor retreat, with space for seating and planting that comes into its own in the warmer months.

Upstairs you'll find three well sized bedrooms arranged across the first floor, offering flexible space for family life, guests or working from home. Two bathrooms add welcome practicality to the layout, making day to day living feel easy and well considered.

WHAT ELSE?

Wanstead Flats is just moments away, offering wide open grassland, woodland walks and the much loved Tamping Grounds café.

The Winchelsea Arches are nearby, home to local favourites including Wild Goose Bakery, The Wanstead Tap and Joyau.

Forest Gate Station is around a fifteen minute walk for the Elizabeth line, with Wanstead Park and Leytonstone High Road stations also close by for Overground connections.



A WORD FROM THE OWNER...

"I'm selling for family reasons, and it's incredibly hard to say goodbye after more than ten happy years here. This home has been a true labour of love. I restored its original Victorian character with great care - researching sash windows, brickwork, pathways and stair details - while blending in high-quality contemporary finishes. Original floorboards have been revived, stair posts reclaimed, and every detail thoughtfully chosen, from Farrow & Ball paints to designer tiles from Mandarin Stone and Baked Tiles.

Copper and brass accents create a sense of flow throughout the house, while feature lighting indoors and out helps shape welcoming spaces for entertaining - from lively kitchen gatherings to summer barbecues or a quiet glass of wine beneath the pergola at dusk.

The South facing garden has been designed to follow the sun, with places to sit in the morning, afternoon and evening light. The pergola, wrapped in jasmine and wisteria, becomes a beautifully scented green room from spring through late summer. The environmentally conscious restoration also includes

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