

## FERNDALE ROAD, LEYTONSTONE

### Offers In Excess Of £800,000 Freehold 4 Bed House



#### Features:

- Four Bedroom House
- South Facing Garden
- Converted Loft
- Modern Kitchen
- Spacious Family Bathroom With Separate Bath And Shower
- Moments From Bushwood
- Plenty Of Local Amenities On The Doorstep
- Close To Leytonstone Station

Bright and full of period charm, this generously proportioned four-bedroom home sits in an enviable position in Leytonstone, with Leyton, Forest Gate and Bushwood all within easy walking distance, while the green space of Wanstead Flats sits at the end of the street, creating a perfect balance of nature vs urban life.

Inside, the home features a spacious kitchen/diner, a converted loft, a first-floor bathroom and a south-facing garden, combining character with practical modern living.

Leytonstone station is just a ten minute stroll away, making trips to the City or West End a doddle, while Leytonstone High Road station is even closer.

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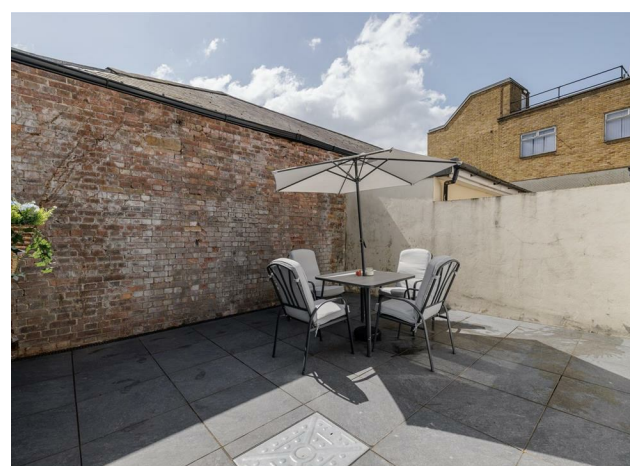
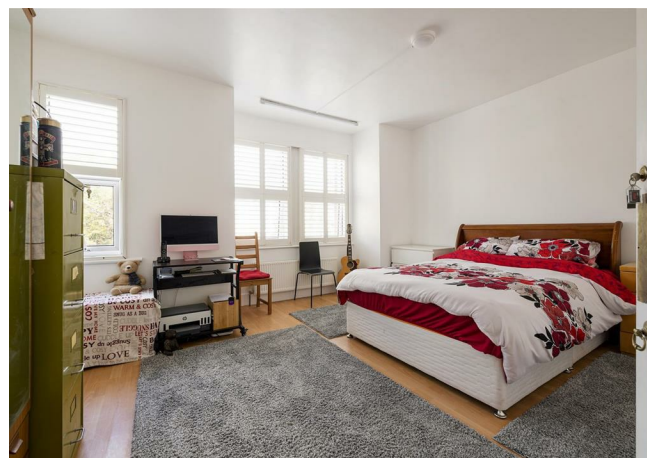
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**IF YOU LIVED HERE...**

Behind its striking period frontage, this home reveals a generously proportioned interior that perfectly blends period charm with modern convenience.

The spacious reception room is filled with natural light and features bespoke shutters alongside a thoughtfully designed accent wall. To the rear, the contemporary kitchen/diner is fitted with high-end appliances and offers ample room for dining and gatherings.

The south-facing garden is both secluded and low maintenance, providing the perfect outdoor retreat in warm weather.

On the first floor, there are two smart bedrooms and a beautifully finished family bathroom, complete with both a bathtub and separate shower.

The top floor adds two further bedrooms, along with useful eaves storage.

Outside, you'll be delighted by your neighbourhood. To the north, Bushwood is renowned for its wide tree-lined streets of grand Victorian and Edwardian homes. Meanwhile, you'll never be stuck for essentials since the Leytonstone High Road is mere metres away. There's a brand new M&S, while other

highlights include BBC2's Britain's Top Takeaway winner, Homies on Donkeys, sensational dining option Mum Likes Thai Food, Italian bakery FORNO, the newly-restored Red Lion pub and three-time CAMRA community pub of the year winner, the North Star. Even closer, you'll find Back to Ours, perfect for coffee and pastries before or after a stroll around the glorious Wanstead Flats.

**WHAT ELSE?**

- Needs to escape further afield? Leytonstone tube is 10 minutes on foot, where you can nip into the West End in less than half an hour on the Central line. Need to buy everything on your shopping list in one convenient swoop? Get off two stops down the line at Stratford and visit the epic Westfield.

- Leytonstone High Road station is just a few minutes walk for the Suffragette Overground line - handy if you want to nip to the Essex seaside or Hampstead Heath.

- We're barely even scratching the surface with the local amenities. Forest Gate's Winchelsea Road is a short hop on foot and has an excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen, Joyau Wine and Wild Goose Bakery. Or head towards the Grove Green Road hub, where you'll find more excellent amenities, including Filly Brook, Heathcote & Star and the Northcote.



**A WORD FROM THE OWNER..**

"I love the neighbourhood and community in Ferndale Road. We have Wanstead Flats at the bottom of our road, with stunning bluebell woods, which is part of Epping Forest, which is great for early morning walks and picnics in summer.

Ferndale Road has a Residents Association, keeping local residents up to date on what is happening in the local area. It is a great neighbourhood and close community, with many coffee shops and restaurants where local neighbours meet for coffee or a meal.

Davies Lane Primary School which is in the next street, is outstanding, and my grandson has attended this school since nursery and has thrived there.

There is a Pastures Leisure Centre in Davies Lane that has coffee evenings, table tennis, sports events, and also Back to Ours cafe on the same site, that hosts musical events and other creative arts evenings throughout the year.

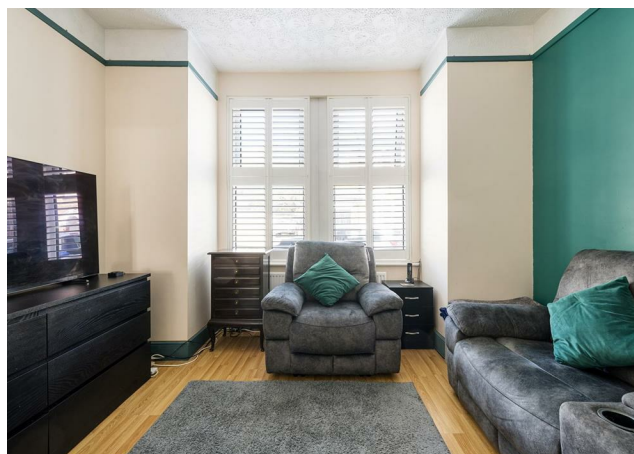
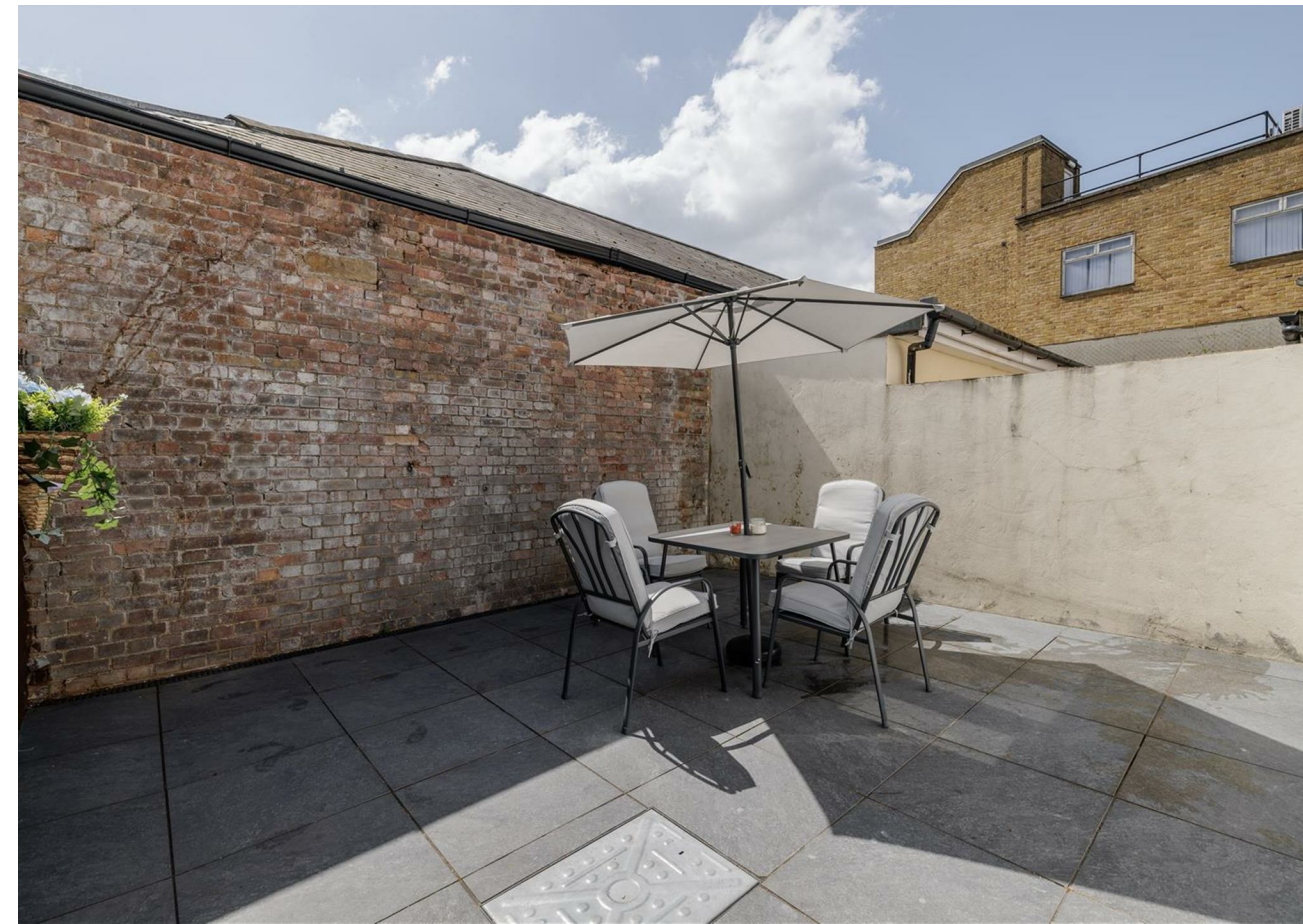
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**Reception Room**  
11'9" x 14'2"

**Bedroom**  
7'10" x 10'5"

**Kitchen/Diner**  
12'4" x 22'5"

**Bedroom**  
13'11" x 6'10"

**Bedroom**  
15'5" x 14'2"

**Eaves Storage**

**Bedroom**  
9'7" x 11'10"

**Eaves Storage**

**Bathroom**  
9'4" x 9'6"

**Garden**  
16'4" x 25'1"



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