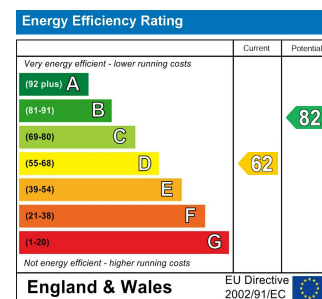




Total Area: 102.2 m² ... 1100 ft²

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.



DEVONSHIRE CLOSE, STRATFORD

Offers In Excess Of £700,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Stunningly Renovated By Current Owners
- Extended Kitchen Diner
- South East Facing Garden
- Spacious Bay Fronted Through Reception
- Ground Floor WC
- Utility Room
- Ideally Located Close To Both Forest Gate And Maryland Stations
- Short Stroll To Leytonstone High Street
- Potential for Loft Conversion (STP)

A beautifully renovated three-bedroom Victorian house, thoughtfully extended and finished with real care by the current owners. Set close to both Forest Gate and Maryland stations, with Leytonstone High Road within strolling distance, this is a stylish home in a well-connected East London pocket.

E11, E7, E12 & E15
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IF YOU LIVED HERE...

You'd step into a spacious bay-fronted through reception, where herringbone flooring, a handsome fireplace and soft neutral tones create a calm, welcoming first impression. There's plenty of room to relax, dine or entertain, with the bay window drawing in natural light from the front.

To the rear, the extended kitchen diner is the real heart of the home. Beautifully finished with deep green cabinetry, clean, modern worktops, skylights and generous glazing, it feels bright, sociable and thoughtfully considered. The dining area opens straight out to the south-east facing garden, while a utility room and ground floor WC add everyday practicality.

Upstairs, you'll find three bedrooms, including a generous principal room to the front, plus a sleek family bathroom with

rich green tiling and a skylight overhead. Outside, the garden has been smartly landscaped with paving, planted borders and space for relaxed summer evenings.

WHAT ELSE?

Both Forest Gate and Maryland stations are within easy reach, offering excellent connections across East London and beyond.

Leytonstone High Road is a short stroll away, with a growing mix of cafes, pubs, restaurants and independent shops.

The home has been beautifully renovated by the current owners, giving you a polished finish without losing its period warmth.



A WORD FROM THE OWNERS...

"We've loved living in this recently renovated home and creating a space that feels calm, bright and peaceful, while still being incredibly well connected. The garden has become a real haven for us in the warmer months, whether for quiet mornings, long evenings outside or hosting family and friends for dinner.

One of the things we've valued most about living on Devonshire Close is the balance between green space, community and connection into the city. The Elizabeth Line is around a 12 minute walk away, Wanstead Flats is nearby for walks, pubs and cafés, and Epping Forest's cycle routes are within easy reach. We've also loved being able to walk to the Olympic Village and Westfield.

The area has changed a lot in recent years, with brilliant independent cafés, bars and restaurants opening up, particularly towards Leytonstone, while still keeping a strong neighbourhood feel. Devonshire Close in particular is very community-focused and friendly, with neighbours who genuinely look out for one another. Despite being so well connected, the area remains surprisingly peaceful, which has made the house feel like a real retreat from the city.

We've been very happy here and are genuinely reluctant to be moving on."

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Reception Room

10'8" x 10'6"

Downstairs WC

Utility

Kitchen/Diner

13'3" x 27'10"

Bedroom

14'2" x 10'6"



Bedroom

9'0" x 11'5"

Bathroom

Bedroom

9'2" x 7'7"

Garden

approx 21'11" x 14'11"



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