



Reception Room
11'7" x 12'0"

Kitchen/Dining/ Reception Room
17'1" x 24'1"

Downstairs WC

Bedroom
11'0" x 11'10"

Bedroom
11'7" x 11'10"

Bedroom
5'11" x 8'11"

Bathroom
5'3" x 5'9"

Bedroom
11'7" x 19'5"

Ensuite
5'1" x 7'11"

Eaves Storage

Garden
approx 25'7" x 53'9"

Outer Building Gym
7'4" x 12'8"

Outer Building Utility Room
4'9" x 12'8"

Outer Building Storage
4'4" x 12'8"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(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

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BEACONTREE ROAD, LEYTONSTONE
Offers In Excess Of £1,195,000 Freehold
4 Bed House - Semi-Detached

Features:

- Four Bedroom Semi Detached House
- Sought After 'Bushwood' Neighbourhood
- Extended Open Plan Kitchen-Diner
- Two Bathrooms + Downstairs WC
- Driveway for Two Cars
- Fully Powered & Equipped Outdoor Kitchen
- Close to Expansive Green Space
- Wide Side Return & Side Access (Potential for Development STP)
- Air Conditioned Gym/Outbuilding/ Loft Bedroom
- Short walk to Leytonstone Station

Set within the sought-after Bushwood neighbourhood, this four-bedroom semi-detached house offers generous proportions and a thoughtfully extended layout, with underfloor heating introducing an added sense of comfort. The open-plan kitchen-diner is shaped by its outlook onto the garden, with glazing that creates a strong visual connection to the greenery beyond. Two bathrooms and a separate downstairs WC support the layout, while outside a fully powered and equipped outdoor kitchen sits alongside a versatile outbuilding. A driveway provides off-street parking, and a wide side return with access offers potential for further development, subject to the usual permissions.

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IF YOU LIVED HERE...

From the moment you step inside, the layout reveals itself with ease. Soft natural light filters through the stained glass of the front door, crafted by Tenby and Penny Walthamstow and fitted with Banham locks, carrying you through the hallway towards the main living rooms. At the front of the house, the reception room is anchored by a broad bay window that brings in plenty of daylight and suits quieter moments as well as sociable use.

To the rear, the kitchen, dining, and reception room stretches across the home and forms the heart of daily life. A trio of skylights draws daylight deep into the room, while wide glazed doors open directly onto the garden, easing the transition between indoors and out. The arrangement moves naturally from dining to seating areas, with an Urban Myth kitchen providing refined cabinetry and smooth, contemporary surfaces for a quietly polished finish. Just off this space, a WC introduces a playful note with its bold patterned finish, neatly tucked away.

Outside, the garden extends into a long stretch of lawn with a central pathway leading through to a dedicated outdoor cooking area at the far end, where the outdoor kitchen is clad in Canadian western red cedar, lending warmth and texture to the setting. Beyond the lawn sits an attractive timber-clad outbuilding, housing an air-conditioned gym or home office, alongside a utility room with hot and cold water,

and additional storage.

Upstairs, the first-floor bedrooms are filled with natural light, with two bay-fronted rooms and a third enjoying a restful outlook over the rear garden. The family bathroom is well kept, finished with tiled surfaces, a full-length bath and overhead shower, and benefits from a window that keeps the room feeling fresh.

The top floor is given over to an airy bedroom, where skylights and tall glazing frame leafy green views and create a real sense of escape. The en suite feels refined, finished with marble-style tiled surfaces, subtle dark accents, and an overhead rain shower, all enhanced by natural light.

Set within a lively and well-connected pocket of East London, the area offers a blend of everyday convenience and open green space. Leytonstone High Road is close by, home to Wild Goose Bakery alongside independent shops and local amenities, while The Red Lion is a popular spot for food and drinks. Wanstead Flats sits moments away, forming part of the wider Epping Forest and offering acres of greenery for walking and unwinding. A longer stroll across the Flats leads to the ever-evolving Winchelsea Railway Arches, where a mix of boutiques adds further appeal. Families are well catered for, with an excellent choice of nearby schools, including the outstanding Davies Lane, just a ten-minute walk away.



A WORD FROM THE EXPERT...

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON
E11 BRANCH MANAGER

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