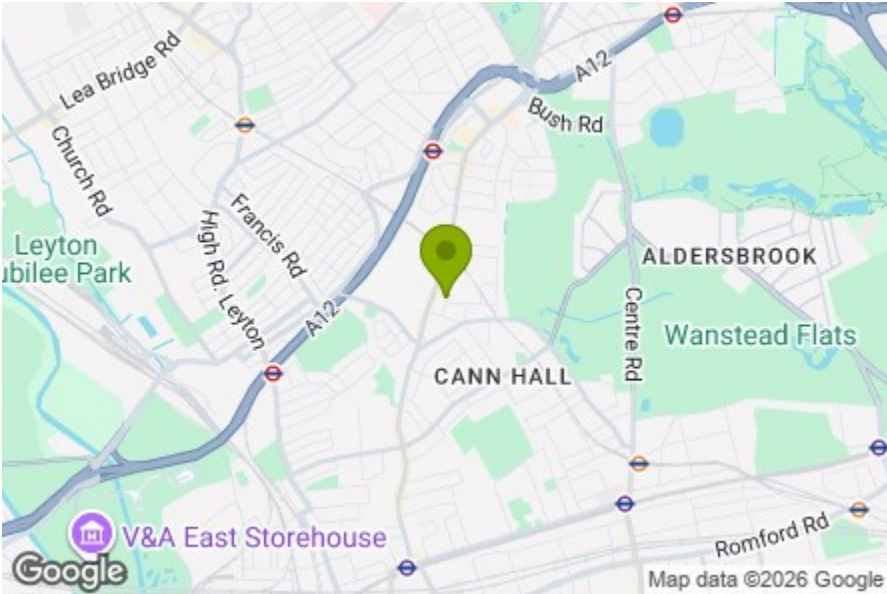
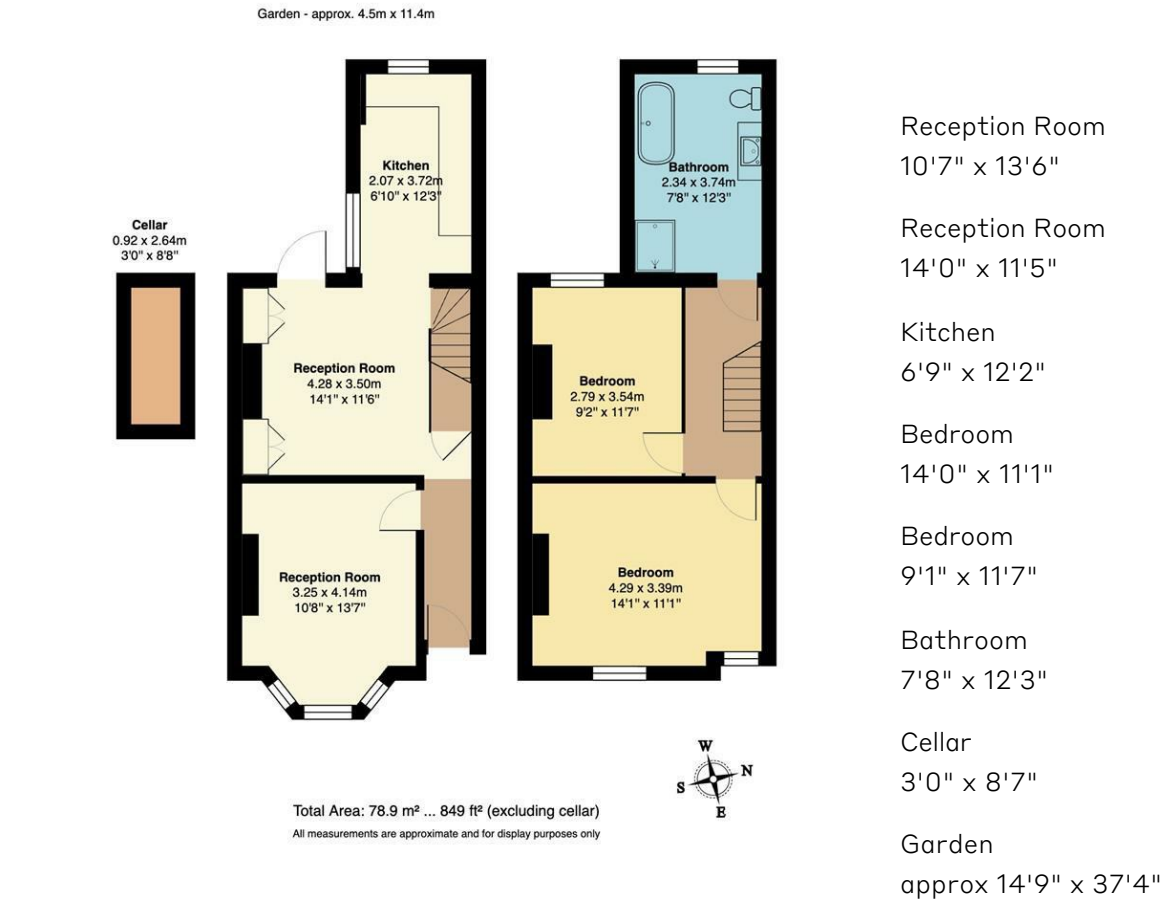


COBDEN ROAD, LEYTONSTONE

Offers In Excess Of £600,000 Freehold
2 Bed House - Terraced



Features:

- Victorian Terraced House
- Two Double Bedrooms
- Upstairs Family Bathroom
- Two Train Stations in Walking Distance
- Well Presented
- West Facing Garden
- Close Proximity to Shops & Amenities
- Hardwood Floors & Built in Cabinetry
- Cellar
- Further Scope for Development

A well-presented two-bedroom Victorian terrace in Leytonstone, with two double bedrooms, a west-facing garden and plenty of character inside. Leytonstone High Road's shops, cafés and restaurants are close by, while two stations within walking distance make getting around East London and beyond refreshingly straightforward.

REQUEST A VIEWING
0203 397 2222

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IF YOU LIVED HERE...

Step inside and the front reception sets the tone, with hardwood flooring, a bay window and a calm, neutral finish. A second reception sits beyond, where built-in cabinetry and shelving create a characterful backdrop for dining, reading or simply settling in. From here, the layout continues into the kitchen at the rear, with shaker-style cabinetry, timber worktops, terracotta-toned splashbacks and a monochrome tiled floor. A door leads directly out to the west-facing garden, while a cellar provides useful additional storage below.

Upstairs, both bedrooms are comfortable doubles, with the principal bedroom positioned at the front and the second overlooking the rear. The family bathroom completes the first floor and has been given plenty of personality, with patterned floor tiles, deep blue walls, a freestanding bath and separate shower enclosure. The house is already well presented throughout, while the existing layout offers further scope for development, subject to the usual permissions, should you want

more space in years to come.

WHAT ELSE?

Leytonstone High Road is nearby for everyday essentials as well as an ever-growing collection of places to eat and drink. Local favourites include The Red Lion Leytonstone and Homies on Donkeys, the latter serving modern Mexican food from its High Road home. You're well placed for both Leytonstone Underground and Leytonstone High Road Overground stations, giving you a choice of connections across the capital. There's plenty to enjoy locally, from the neighbourhood feel of Leytonstone Tavern to the open space of Wanstead Flats, giving weekends an easy balance of good food, good pubs and greenery.



A WORD FROM THE OWNER...

"We moved to Cobden Road in 2020 and we have loved it ever since. We have lovely neighbours and a great local community - our daughter went to Acacia Nursery 3 minutes walk from the house and we are in the catchment for some excellent primaries. We are ideally placed between Leytonstone and Forest Gate, so you can make the most of both areas, and we are really well connected. "

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