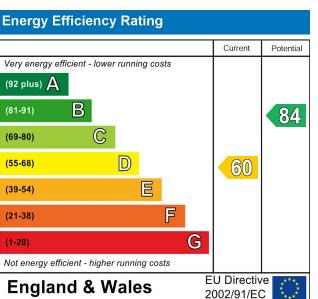




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



LEYBOURNE ROAD, LEYTONSTONE

Offers In Excess Of £900,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Double Bay Fronted
- Period Features Throughout
- Spacious Through Reception
- Two Bathrooms
- South Facing Garden
- Desirable Bushwood Location
- Short Walk To Leytonstone Station
- Moments From Bushwood And Wanstead Flats

Tucked away on a peaceful, tree-lined street just moments from Wanstead Flats, this elegant double-bay fronted four-bedroom, two-bathroom home offers generous proportions throughout. Highlights include multiple living spaces, a loft room, a large south-facing garden and a fantastic balance of period charm and modern comfort.

Set in the much sought-after Bushwood neighbourhood, it's surrounded by excellent amenities as well as plenty of green space. Well-regarded schools are close by, and Leytonstone station is within easy walking distance, offering swift Central line connections into the City and West End.

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IF YOU LIVED HERE...

Beyond that timeless frontage, you'll find a home that's been lovingly maintained, with classic decor and thoughtful design throughout. The dual-aspect through-lounge is a real standout, featuring timber floorboards underfoot, bespoke shelving, ornate cornicing and a striking feature fireplace.

To the rear, a further reception flows seamlessly into the kitchen, traditional in style yet fully modern in practicality, with rustic units and ample storage. A charming fireplace alcove adds character to the reception, while the kitchen opens directly onto the south-facing garden, a leafy, secluded space filled with mature foliage.

Upstairs, there are four well-proportioned bedrooms with plenty of room for storage, alongside a smart family bathroom finished with vintage-style fittings and an over-tub shower. A further loft room provides excellent flexibility, too.

Outside, you'll also be delighted by your Bushwood neighbourhood. This area is renowned for its wide tree-lined streets of grand Victorian and Edwardian homes, as well as its active community resident association. Speaking of history, Wanstead Flats, once the favoured hunting ground of Henry VIII, is a few metres away, while in the other direction you'll find all the modern buzz of

Leytonstone. Within around five minutes on foot, you can reach the award-winning Homies on Donkeys taqueria, as well as the popular new spot Mum Likes Thai Food. A similar distance, you'll find a few options of local pubs, including the equally excellent North Star and Red Lion.

Needs to escape further afield? Leytonstone tube is ten minutes on foot, where you can nip into the West End in less than half an hour. 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.

WHAT ELSE?

- As further evidence of what a great community this is, check out the line-up of the annual Shake The High Road festival, which has previously featured the likes of Snapped Ankles, Mystery Jets and Hot Chip DJ sets across a series of eclectic venues in the area.

- Leytonstone High Road station is just 15 minutes walk, for the Gospel Oak to Barking line - handy if you want to nip to the Essex seaside or Hampstead Heath.

- As well as all the lovely amenities in the area, you'll never be stuck for essentials since the Leytonstone High Road is only a few minutes 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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**Reception**

13'1" x 28'9"

Bathroom**Reception**

10'9" x 11'3"

Kitchen/ Diner

10'9" x 11'4"

Bedroom

18'6" x 12'5"

Bedroom

8'11" x 12'6"

**Bathroom**

10'9" x 11'2"

Bedroom

10'9" x 11'3"

Loft Room

16'1" x 12'5"

Garden

48'0" x 19'4"

Courtyard**Outdoor Storage**

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