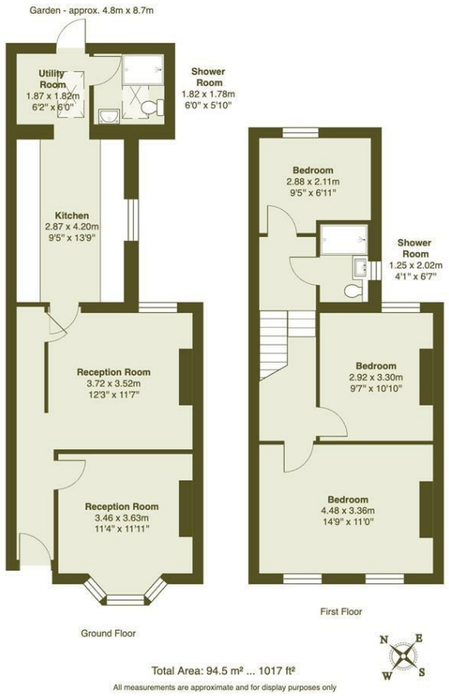

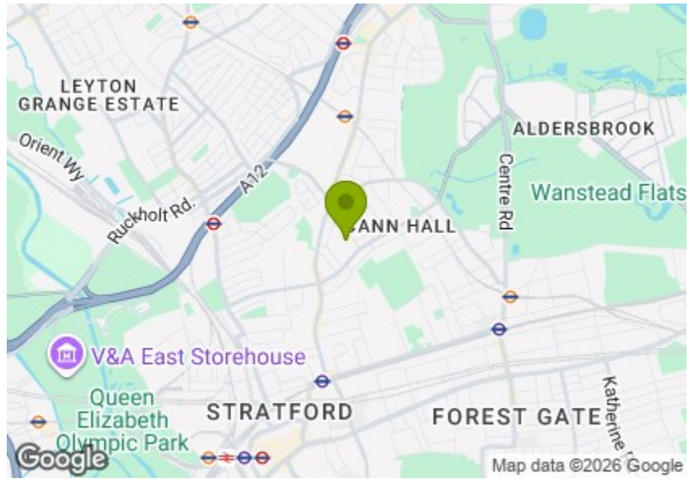

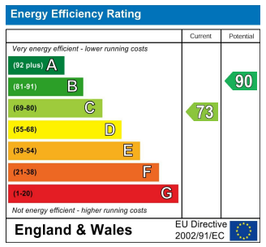

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
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ELSHAM ROAD, LEYTONSTONE

Offers In Excess Of £700,000 Freehold

3 Bed House - Terraced

Features:

- Victorian Terraced House
- Three Bedrooms
- Two Bathrooms
- Landscaped Back Garden
- Handsome Brick Frontage With Box Planting
- Chain Free Sale
- Utility Room
- Quiet Residential Neighbourhood
- Close to Shops & Amenities
- Further Potential for Development (STP)

This timeless three-bedroom Victorian home occupies an enviable position between Wanstead Flats and the vibrant neighbourhoods of Leyton, Leytonstone and Forest Gate. With multiple transport links nearby, you'll have excellent access to a variety of tube and rail routes, including the Elizabeth line.

Inside, the property features two reception rooms, a contemporary kitchen, utility room, bathrooms across both floors and a lovingly landscaped garden. There's also exciting potential to extend, subject to the usual planning permissions, while the fact that it's offered chain-free makes the move that little bit easier.

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IF YOU LIVED HERE...

You'll really appreciate the love and consideration that's gone into updating this home. From the striking mosaic tiling to the thoughtful decor found throughout, every inch has been carefully considered, creating a home that feels both beautifully finished and instantly welcoming.

You're well set up with the front reception, which is flooded with natural light and showcases the home's smart decor. The rear reception is just as inviting, with soft putty-coloured walls and bespoke shelving creating a lovely, relaxed feel. The kitchen is bright and modern, with sleek units and high-spec appliances.

The separate utility room and shower room will be a big convenience, while the rear garden is sure to become one of your favourite spaces. Filled with leafy planting and trailing vines, it has a wonderful sense of seclusion, with a gorgeous seating area and pergola at the far end providing the perfect spot to relax during the warmer months.

Up on the first floor, you'll find three beautifully presented bedrooms alongside a smart family bathroom.

Tucked between several thriving East London neighbourhoods, you're perfectly placed for an abundance of amenities. Just minutes away, Winchelsea Road is home to a fantastic lineup of local favourites, including Joyau wine bar and Wild Goose Bakery. Head towards Leytonstone and you'll uncover even more culinary gems, including Homies on Donkeys, Mum Likes Thai Food and Le Regret.

WHAT ELSE?
- Leyton tube is less than a mile, ensuring you can easily nip to central London on the Central line, while Leytonstone High Road is as close, where you can get the Suffragette Overground. Forest Gate is also a short stroll, where you have access to the Elizabeth line.
-As well as all the lovely amenities in the area, you'll never be stuck for essentials since the Leytonstone High Road is a block or too north. Westfield is also within easy reach.
-Parents will be pleased to learn that you have numerous primary/secondaries nearby, plus plenty of playgrounds, such as the one at Langthorne Park, and Cann Hall skate park. The Olympic Park is also easily accessible, while Wanstead Flats is a short stroll away, ideal for runners, dog walkers and weekend picnickers.

A WORD FROM THE OWNER...

"The Wanstead flats are perfect for a stroll or a dog walk, there are many local coffee shops that are local favourites, the tamping grounds is mine. There's a better gym only 5 min walk away or if you prefer pure gym that's a 15 min walk. There's are lots of local restaurants with varied cuisines. My favourites are Caribbean flavours, Thai pie and when I'm craving Nigerian food, Tasty. The neighbours are friendly and keep to themselves mostly, but they're always reliable with deliveries. Being so close to Stratford makes commuting very easy, alongside having the overground and the Elizabeth line at Maryland, it feels like I can unlock different parts of London easily. There are super supermarkets close by, so it's easy to order or go shopping if necessary. We've got a corner shop that's great and very close by, but the 24 hour corner shop is a life saver when I want a midnight snack and I have nothing in the cupboards. I frequently go skating in the Olympic park and it's nice to chill in east village from time to time, there's a lovely gelato spot there and great cafes too. The whole area is primed for activities, fitness, travel and good eats."

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Reception Room
11'4" x 11'10"

Reception Room
12'2" x 11'6"

Kitchen
9'4" x 13'9"

Utility Room
6'1" x 5'11"

Shower Room
5'11" x 5'10"

Bedroom
14'8" x 11'0"

Bedroom
9'6" x 10'9"

Shower Room
4'1" x 6'7"

Bedroom
9'5" x 6'11"

Garden
approx 15'8" x 28'6"

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