

Kitchen/Diner  
12'10" x 16'0"

Downstairs WC

Reception Room  
12'10" x 15'8"

Conservatory  
9'10", 229'7" x 6'2"

Bedroom  
12'10" x 9'3"

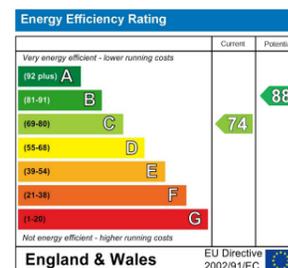
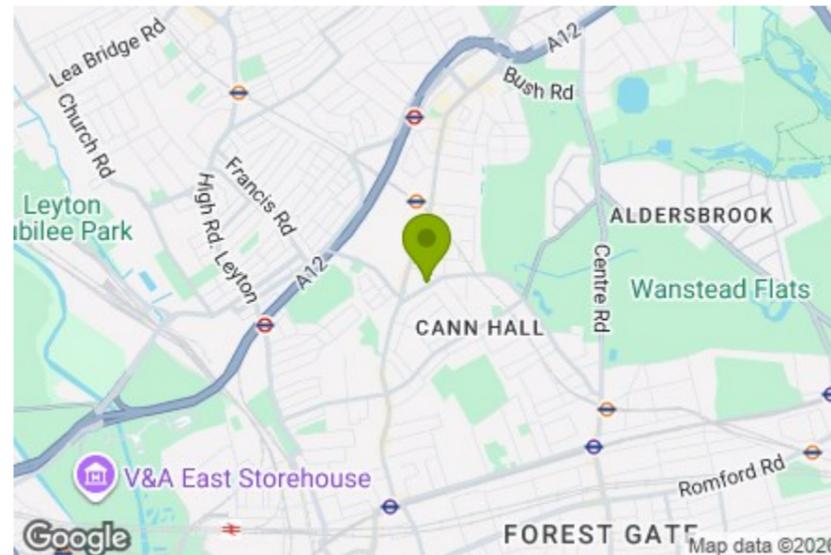
Storage  
7'9" x 2'8"

Bedroom  
7'9" x 13'5"

Bathroom  
4'10" x 8'4"

Garden  
13'5" x 26'2"

Garden Studio  
7'1" x 6'3"



## HARROW ROAD, LEYTONSTONE

### Offers In Excess Of £500,000 Freehold 2 Bed House - Mid Terrace



#### Features:

- Two Bedroom House
- Very Well Presented Throughout
- Bright Reception Leading To Private Garden
- Modern Eat In Kitchen
- Garden Studio
- Family Bathroom Plus Ground Floor WC
- Close To Leytonstone Station
- Short Walk To Wanstead Flats

A very well presented two bedroom house arranged over two floors, with a bright and airy layout, a private rear garden and a smart garden studio. Close to Leytonstone Station and just a short walk from Wanstead Flats, this is a home that feels both well connected and quietly tucked away.

The ground floor is thoughtfully laid out, with a generous modern eat-in kitchen at the front, a convenient guest WC, and a bright reception room to the rear. From here, the space flows on into a conservatory and out to the garden, giving the house a lovely sense of openness. Upstairs, there are two bedrooms, a family bathroom and useful built-in storage, all finished in clean, calm style.

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#### IF YOU LIVED HERE....

Your day might begin in the kitchen diner, with morning light spilling in as the coffee brews and breakfast takes its time. There is plenty of room in here for weekday dinners, weekend papers and the ordinary rituals that make a house feel like home. Later, the reception room draws you through to the back of the house, where the conservatory and garden bring in even more light and create an easy rhythm between indoors and out. At the end of the garden, the studio gives you welcome flexibility, whether you need somewhere to work, make, read or simply shut the door and focus.

Step outside and you are wonderfully well placed for the best of Leytonstone life. Wanstead Flats is just a short walk away, ready for morning runs, slow evening strolls and all that wide open sky. Leytonstone Station is also close at hand, making the daily journey into town pleasingly straightforward, while the neighbourhood's cafes, pubs and independent spots give the area its familiar, well loved character.

#### WHAT ELSE?

Leytonstone Station is close at hand, making Central line connections into the City and West End quick and convenient. You're well placed for the independent cafes, everyday shops and much loved local spots along Leytonstone High Road. Favourite nearby pubs include The Leytonstone Tavern and The Holly Tree, both ideal for an easy midweek supper or a long Sunday afternoon. Wanstead Flats is just a short walk away, bringing a welcome sense of openness and greenery to daily life. This is a well connected pocket of E11 with a friendly neighbourhood feel and plenty to enjoy close to home.



#### A WORD FROM THE OWNERS...

"We love living here, and if we weren't relocating, we wouldn't be moving!"

We love the beautiful, practical kitchen, and the open plan layout that makes the ground floor a light, sociable space. There's plenty of space for storage, including bike storage at the front, a boarded loft, and underneath the stairs, as well as plenty of cupboard storage on the first floor. The outdoor office has been a massive upgrade for working from home. Parking is easy — the houses on the estate have access to any one of the three adjacent car parks, and it's trivial to get guest parking permits from the council at a very low rate.

The garden has lots of space to relax, and there are plenty of well-established plants, although if you are a keen gardener you'll find plenty of bed space to make your own.

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