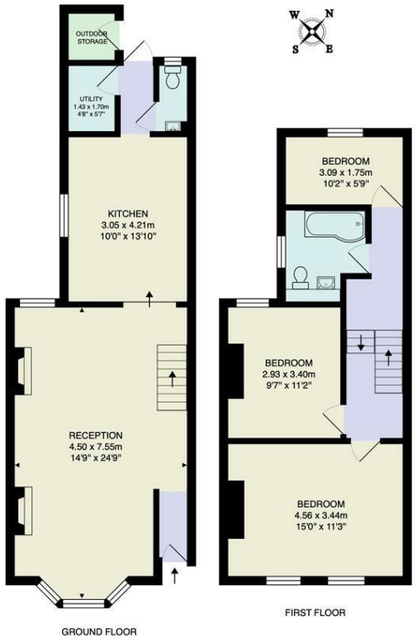
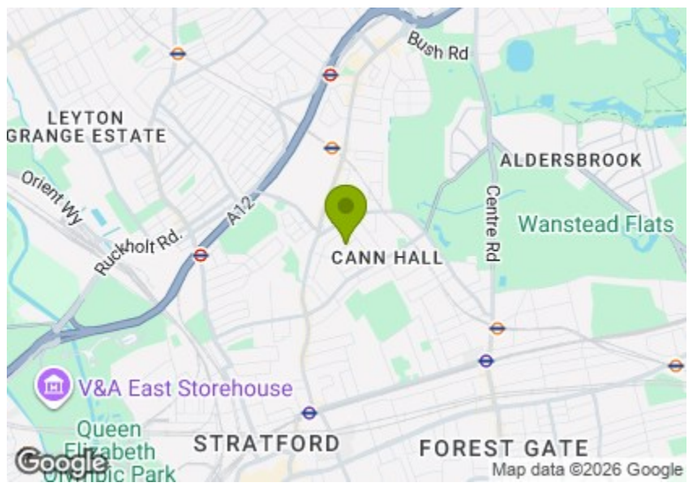
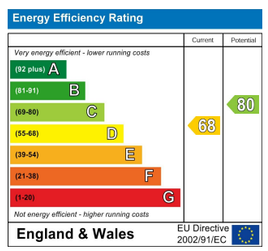


Total Area (Excluding Outdoor Storage): 97.0 m² ... 1044 ft²

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.





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WRAGBY ROAD, LEYTONSTONE

Offers In Excess Of £750,000 Freehold

3 Bed House - Mid Terrace

Features:

- Victorian Terrace House
- Three Bedrooms
- Upstairs Family Bathroom + Downstairs WC
- Chain Free
- Close to Wanstead Flats
- Period Features Throughout
- Utility room
- Potential to extend (STP)
- Short walk to Winchelsea Arches

This timeless three-bedroom Victorian home occupies an enviable position between Wanstead Flats and the vibrant neighbourhoods of Leyton, Leytonstone, Forest Gate and Maryland. Multiple transport links are all within a mile, offering excellent access to various tube routes including the Elizabeth line.

Inside, the property features a generous double reception room, a ground floor WC with utility space, a first floor family bathroom and a secluded rear garden. There's also exciting potential to extend, subject to the usual planning permissions (STTP). The fact that it's being offered chain-free is the icing on the cake.

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IF YOU LIVED HERE...

Beyond the classic Victorian facade lies a home that honours its period origins while delivering all the comforts of modern living...

The dual aspect double reception room is flooded with natural light and features smart engineered flooring, elegant ceiling roses and a pair of characterful fireplaces.

The immaculate decor continues into the bright kitchen, which is beautifully finished with pristine units, high quality fittings and integrated, high-spec appliances. A ground floor WC and separate utility space add real everyday convenience, with the latter helping to keep clutter neatly out of sight.

To the rear, the garden is wonderfully secluded, with generous beds and low maintenance paving, ideal for both relaxing and entertaining.

Upstairs, the three bedrooms are flawlessly finished with considered details such as column radiators. The bathroom is equally impressive, thoughtfully designed with a shower over the bath and sleek, contemporary fittings.

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

When it's time to walk it all off, the green space of Wanstead Flats is a short stroll away, ideal for runners, dog walkers and weekend picnickers alike.

This handy positioning means transport is never a problem. Leyton tube is less than a mile, ensuring you can easily nip to central London on the Central line, while Leytonstone High Road is even nearer, where you can get the Suffragette Overground between Gospel Oak and Barkingside. Forest Gate is a little over a mile, which means you can enjoy the perks that the Elizabeth line brings.

WHAT ELSE?

-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 blocks north. Westfield is also within easy reach.
-Drivers can be on the M25 in ten minutes, but it's not close enough to impact on the peace and quiet that Wanstead Flats brings.
-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.



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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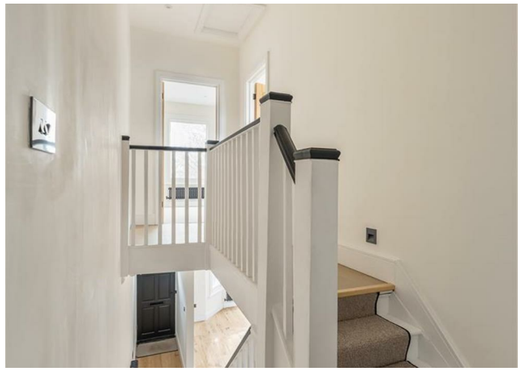
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Reception Room
14'9" x 24'9"

Kitchen
10'0" x 13'9"

Utility room
4'8" x 5'6"

Outdoor storage

Downstairs Toilet

Bedroom
14'11" x 11'3"

Bedroom
9'7" x 11'1"

Bathroom

Bedroom
10'1" x 5'8"

Garden
24'8" x 15'8"

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