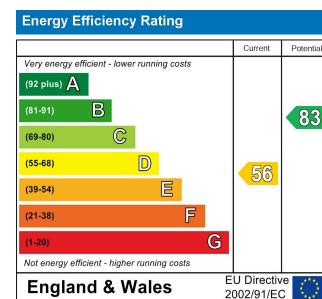
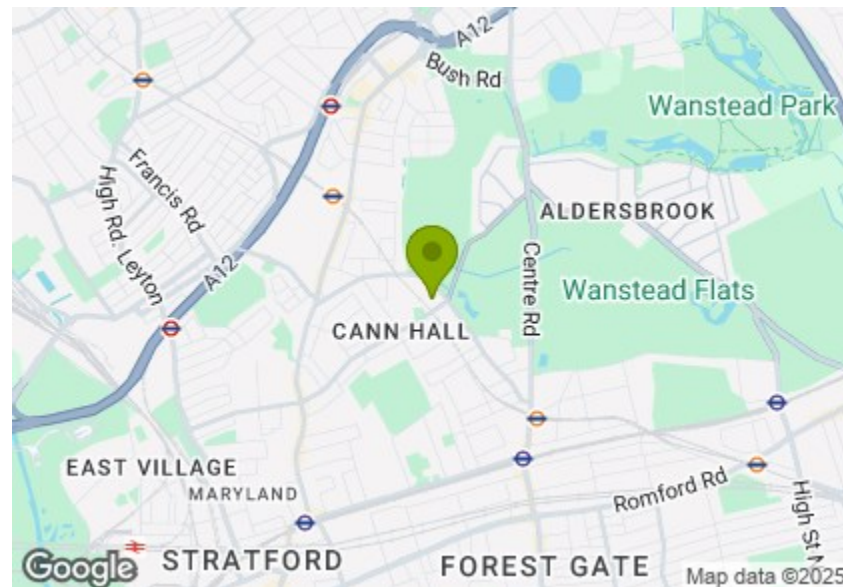




Total Area: (Excluding Eaves Storage) 118.9 m<sup>2</sup> ... 1279 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## COBBOLD ROAD, LEYTONSTONE

Offers In Excess Of £750,000 Freehold  
4 Bed House - End Terrace



### Features:

- Four Bedroom House
- End Terrace
- Stylishly Designed Throughout
- Converted Loft
- Two Bathrooms
- Private Garden
- Spacious Family Bathroom With Separate Bath And Walk In Shower
- Bay Fronted Reception
- Catchment of Outstanding School (Davies Lane)
- Close To The Popular Winchelsea Rd

This light-filled four-bedroom home is ideally positioned just a short stroll from Wanstead Flats and within easy reach of both Leytonstone (Central Line) and Forest Gate (Elizabeth Line) underground stations. Sitting at the end of a Victorian terrace, it offers 1,279 sq ft of well-considered space, thoughtfully laid out to make the most of the natural light throughout. With a smart open-plan kitchen/diner, a converted loft, and stylish interiors, it's a flexible and inviting home just around the corner from popular Winchelsea Road.

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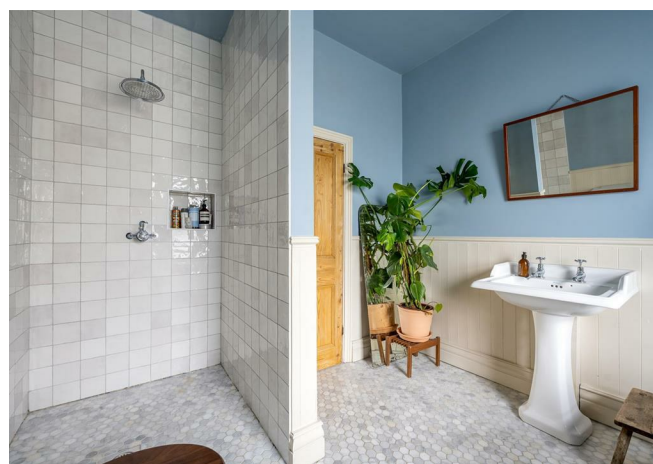
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**IF YOU LIVED HERE...**

Step inside and you're welcomed by a spacious, light-filled through-reception room. At over 23 feet long, it's a great space for both relaxing and entertaining. Natural light pours in through the front bay window and a second window at the rear, while original features like the fireplace and alcove shelving add warmth and personality. Wooden floors tie everything together beautifully.

The kitchen has already been extended, creating a generous and sociable space that's flooded with light thanks to skylights and large red-framed windows. The deep green cabinetry and marble-effect worktops add a pop of colour and texture, while checkerboard flooring gives it a playful, practical finish. A built-in bench under the window is a great spot for casual meals or simply taking five. There's also a large chef's double oven and gas hob—ideal for anyone who enjoys cooking.

The garden is full of established greenery, with bamboo, a fig tree, and raised beds bringing a sense of calm and privacy. A paved patio near the house leads to a gravelled seating area at the back—perfect for making the most of long summer evenings. A shed keeps things tidy and practical.

Upstairs on the first floor, you'll find two good-sized double bedrooms. The front room, decorated in a soft pale green, has twin sash windows, a built-in

wardrobe and shelving. The rear bedroom overlooks the garden and feels peaceful and bright. The bathroom is thoughtfully finished with pale blue walls, cream panelling, a freestanding bath and a walk-in shower. A frosted sash window allows in the light while maintaining privacy.

Head up again to the converted loft and you'll find two further bedrooms, plus a modern shower room—great for guests, teenagers, or working from home.

This is a well-designed, welcoming home with character in every corner and a layout that's ready to adapt to your needs from the moment you arrive.

**WHAT ELSE?**

- Effortlessly connected to tube stations, bus routes, and cycling paths, ensuring seamless travel into the City and beyond (Central line to Stratford in 6 mins, Liverpool Street in 12 mins and the West End in 30 mins)
- Nature lovers will adore the nearby green spaces, including the vast and scenic Wanstead Flats—perfect for morning jogs, weekend picnics, or simply unwinding in the fresh air.
- When it's time for some retail therapy, Westfield Stratford City, Europe's largest shopping mall, is just around the corner with all your favourite brands under one roof. Movie buffs will love the choice of its 20-screen cinema complex too.



**A WORD FROM THE OWNER...**

"Being one road back from Wanstead Flats was a major reason for us moving to Cobbold Road, it's been a treat having such a large open space so close to us and our family. Since we've arrived we've seen countless pubs, bars and coffee shops open, with our favourites being Pretty Decent Brewery and Tamping Grounds coffee shop, a stone's throw away on Cann Hall Road. The Dusty Knuckle bread van stops on Cobbold Road every Tuesday between 9.30 and 11.30am. The Rookwood on the end of the road is a great pub for kids, along with the Leytonstone Tavern (great for food) and The Holly Tree covering pretty much everything. The house is in the catchment for the ofsted outstanding Davis Lane Primary School, with other kids on the street also going to the outstanding Aldersbrook primary. Transport is equally great, with the central line (leytonstone) and Elizabeth Line (Forest Gate) being short walks away. A bus will take you to Wanstead (Ginger Pig butchers, Gails amongst many other shops) in under ten minutes. From the house, you can be in Soho via the Elizabeth Line in around 35 minutes."

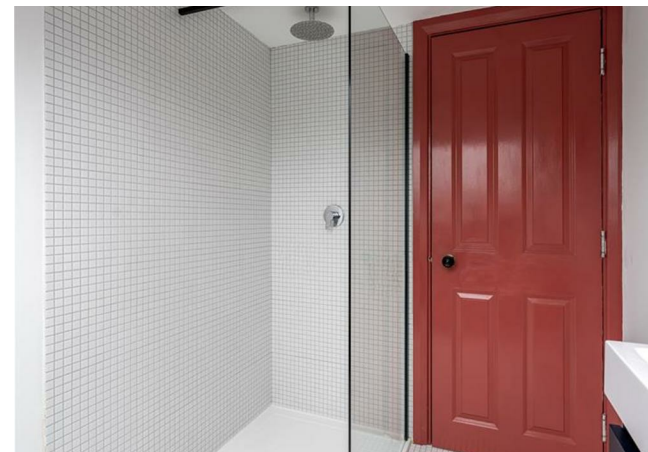
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**Reception**  
11'10" x 23'11"

**Kitchen / Diner**  
9'1" x 20'11"

**Storage**

**Bathroom**  
9'2" x 11'5"

**Bedroom**  
9'6" x 10'11"

**Bedroom**  
14'0" x 10'11"

**Bedroom**  
8'7" x 10'7"

**Bedroom**  
7'10" x 15'11"

**Ensuite**  
5'4" x 8'10"

**Eaves Storage**

**Garden**  
34'5" x 16'4"



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