

## CONNAUGHT ROAD, LEYTONSTONE

### Offers In Excess Of £900,000 Freehold 4 Bed House



#### Features:

- Victorian Semi Detached House
- Four Double Bedrooms
- Converted Loft
- Two Bathrooms
- Spacious Kitchen/Diner
- Landscaped South West Facing Garden
- Beautifully Renovated
- Cellar
- Chain Free
- Close to Leytonstone Underground Station

This Victorian semi-detached home is arranged across three thoughtfully designed floors, blending period character with contemporary comfort in a sought-after Leytonstone location. Four generous double bedrooms and two well-appointed bathrooms provide excellent flexibility for modern living.

At the heart of the home, the spacious kitchen/diner is designed for both everyday use and entertaining, featuring bespoke cabinetry and integrated storage. A striking double bay window enhances the home's elegant proportions, while a practical cellar provides additional storage. To the rear, a beautifully landscaped garden offers a tranquil outdoor retreat, and there's plenty more greenery in the nearby area, not to mention top class amenities and highly regarded schools.

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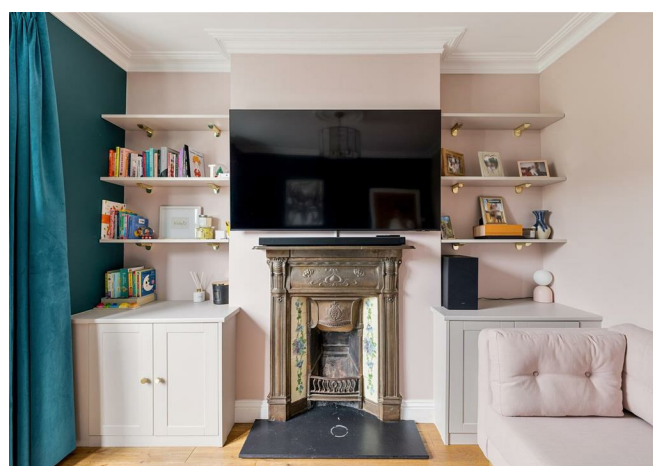
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**IF YOU LIVED HERE...**

Handsome brickwork, ornate detailing, and a striking bay window give the home its distinctive Victorian presence. A pastel-toned entrance, framed by an arched porch and decorative corbels, leads to the front door, while a tiled pathway completes the elegant approach.

Inside, the hallway features rich wooden flooring, pristine walls, and lofty ceilings, softened by daylight from the glazed door. The front reception blends period character with modern elegance, where a grand fireplace and bespoke shelving sit against deep tones. At the rear, another reception offers versatility, with a decorative fireplace and generous sash window creating a warm, inviting atmosphere.

The kitchen/diner is flooded with light from a bay window and skylight. Herringbone flooring complements the soft hues and bespoke cabinetry, while a central island anchors the space. The adjoining dining area is ideal for family life or entertaining. Beyond, the garden (designed by Butler & Parker, recent Chelsea Flower Show award winners) is a leafy retreat with paved terraces, lawn, and lush planting, perfect for outdoor dining or relaxing in greenery.

Upstairs, the main bedroom combines generous proportions with refined detailing, its bay window drawing in morning light. Two further bedrooms share this floor, each bright and restful, one with a cast-iron fireplace and both with leafy outlooks. The bathroom, tiled in warm stone, includes a bath with overhead shower. The top floor provides a self-contained bedroom with en suite, enjoying daylight from skylights and

a wide window. Spacious yet calming, it feels like a private retreat, ideal for guests or a luxurious main suite.

You really are in the heart of the action here... Just a few minutes away, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox.

Around the Leyton Midland Road arches, there are some brilliant new choices, including the much lauded smokehouse Burnt and London Calling. Closer to home, you've got some great bars around the Grove Green Road, including the Filly Brook, Heathcote & Star and the Northcote Arms. Head north towards Leytonstone High Road for even more great options like FORNO, Homies on Donkeys, Mum Likes Thai Food, and Panda dim sum.

**WHAT ELSE?**

- Leytonstone tube station is a short walk to get you into central London via the Central Line. Or hop on to the Overground at Leytonstone High Road for the Gospel Oak to Barking line, even closer.

- We're barely even scratching the surface with the local amenities. Francis Road sits close by, known for its independent spirit and relaxed charm, with favourite spots such as Marmelo Kitchen, Yardarm and The Northcote Arms, along with a pedestrian-friendly stretch that often hosts a lively weekend market.



**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 room**  
12'8" x 11'5"

**Reception room**  
10'11" x 9'4"

**Kitchen/Diner**  
21'9" x 10'9"

**Garden**  
39'4"

**Cellar**  
19'11" x 4'5"

**Bedroom**  
15'0" x 12'10"

**Bedroom**  
10'11" x 9'5"

**Bathroom**

**Bedroom**  
9'2" x 7'4"

**Bedroom**  
17'5" x 10'2"

**Ensuite**

**Eaves storage**  
13'8" x 3'10"

**Eaves storage**  
14'11" x 5'7"



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