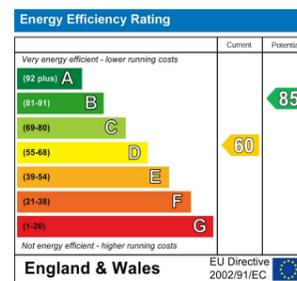
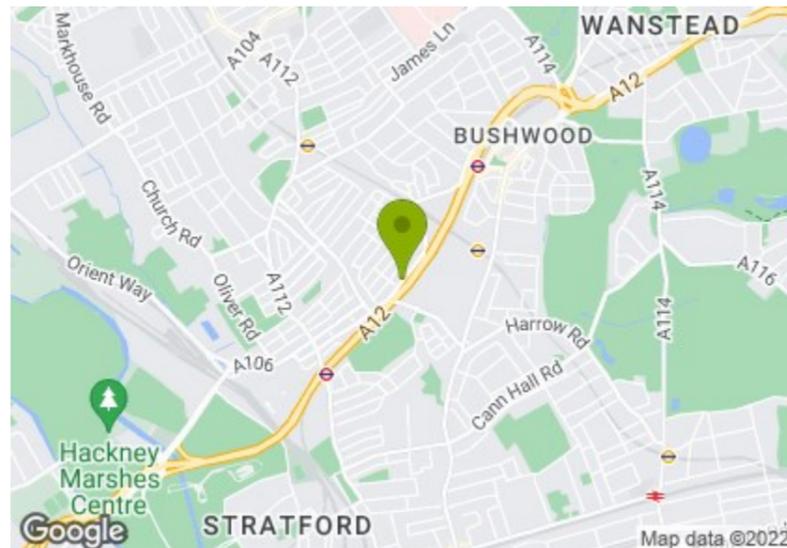




Total Area: 132.6 m² ... 1427 ft² (excluding cellar)
All measurements are approximate and for display purposes only.



GROVE GREEN ROAD, LEYTONSTONE

Offers In Excess Of £825,000 Freehold

4 Bed House - Terraced



Features:

- Stunning Four Bed Freehold House
- Master Suite With Dressing Room
- Two Receptions and Study Area
- Large Private Rear Garden
- Unconverted Loft
- Cellar
- Close to Leytonstone High Road Station
- Moments to Leyton Station

A sublime and spacious four bedroom Victorian terraced home with a delectable rear garden and developmental potential. You're in an up-and-coming area here, with social hub Francis Road just around the corner and excellent transport links.

If you fancy immersing yourself in lush green environs then you're blessed with the expansive open space of Wanstead Flats just a sixteen minute stroll away, with the equally tranquil crystal waters of Jubilee Pond a stretch further. Ideal for relaxing or hitting fitness goals.

E11 & E7
hello11@stowbrothers.com
0203 397 2222

E17 & E10
hello17@stowbrothers.com
0203 397 9797

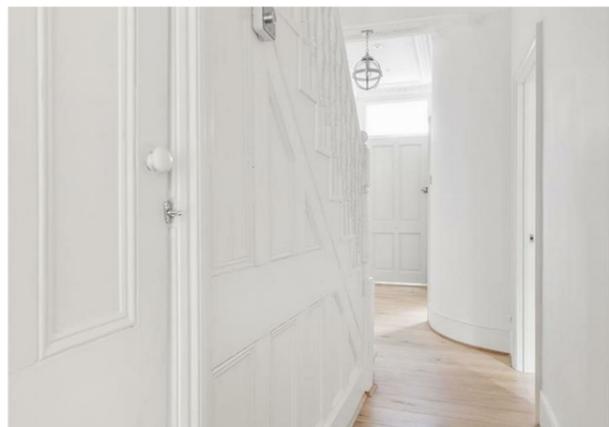
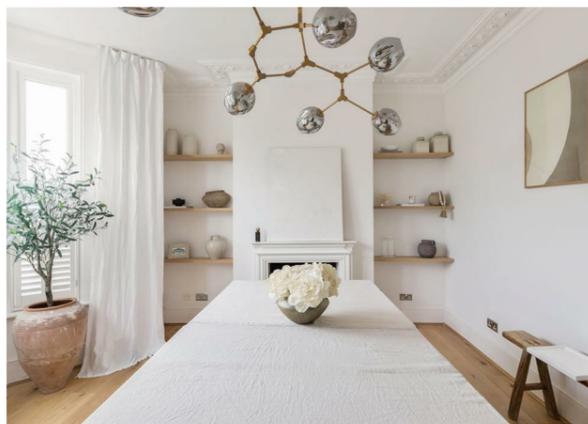
Land & New Homes
newhomes@stowbrothers.com
0203 325 7227

E4
hello4@stowbrothers.com
0203 369 6444

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

STOWBROTHERS.COM
FOLLOW US
@STOWBROTHERS

REQUEST A VIEWING
0203 397 2222



IF YOU LIVED HERE...

You'll love the expertly appointed interior design adorning your new home, as well as the huge amount of living space (over 1400 square feet) on a daily basis. The attention to detail here is clear from the get-go; your entrance is home to a sage green front door matching elegant bay window shutters and a bay tree sitting below intricate vintage moulding. Quite the welcome. First up is your bright 180 square foot lounge, a gorgeous space with a shuttered bay window, more period moulding overhead and a grand fireplace.

Continue through and your 135 square foot second reception's a similarly tempting prospect with a handy skylit study with a garden view to the right; ideal for home workers (you can also access the kitchen from here). Back through the hallway, past access to your 130 square foot cellar, and your kitchen/diner comes in at a substantial 220 square feet. It's a dazzling white space with a chef's oven, elegant white cabinetry and sleek timber floorboards running underfoot.

To the rear sits a handy WC and utility area. Step out here for your perfectly manicured forty foot rear garden where a patio area leads to a lawn with an alfresco seating spot, it all ends in a gravelled area with a handy shed. Overlooked by mature foliage it's an ideal urban solace. Back inside and head up the stairs to find four impeccable bedrooms, the principal sleeper home to a walk-in dressing room. Lastly, your family bathroom's another designer affair with a rainfall shower over the tub, mirrored cabinet and walls dressed in the same sage green hue as the entrance. A fitting finish.

Outside and part-pedestrianised Francis Road's three minutes away around the corner for a huge range of independent establishments jostling for attention. Whether it's an exquisite bakehouse, characterful record shop or the best coffee in town, it's the perfect destination to while away weekend hours. Head north for Filly Brook, Heathcote & Star and offerings in the arches including Solvay Society. Transport links are handy and comprehensive; not only do you have Leytonstone High Road overground for the Gospel Oak to Barking line a mere ten minute walk away, but Leyton tube station's just as close, to whisk you into central London in less than half an hour door-to-door via the Central line. You're also just one stop away from Stratford for the Westfield Stratford City mega mall.

WHAT ELSE?

- Parents will be happy to know you have twenty one schools and colleges within a one mile radius, all rated 'Good' or better by Ofsted. The 'Outstanding' Newport Primary is less than half a mile away on foot.
- There's a convenience shop just a few steps down your leafy road for whenever you run out of milk, plus a choice of four bus routes stop right outside, too.
- With the loft so far undeveloped you have plenty of scope to develop this handsome home still further, potentially adding a full Dormer conversion as some of your neighbours have done (subject to the usual permissions).



A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW
E11 BRANCH MANAGER

REQUEST A VIEWING
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception room
13'3" x 13'3"

Bedroom
13'3" x 9'8"

Reception room
11'8" x 11'2"

Dressing room
8'0" x 7'4"

Study
5'1" x 4'1"

Bedroom
11'7" x 11'2"

Cellar
23'6" x 5'5"

Bathroom
7'4" x 6'3"

Kitchen
20'3" x 10'7"

Bedroom
8'2" x 6'3"

WC

Bedroom
10'8" x 7'6"

Garden
39'4"



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM