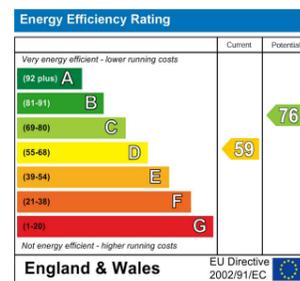




Total Area: 148.2 m<sup>2</sup> ... 1586 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.



## FILLEBROOK ROAD, LEYTONSTONE

### Offers In Excess Of £1,000,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedroom Freehold
- Stunning Bay Frontage
- Principal Bedroom With En-Suite
- Large Kitchen Diner
- Garage at the Rear of the Garden
- Off Street Parking
- Moments to Leytonstone Station

A charmingly statuesque four bedroom period terrace. Behind the large driveway and castellated bay frontage you have 1600 square feet of impeccably appointed living space, with twin bathrooms, a lovely lush garden and large garage to the rear.

In a superb architectural statement, you have bay windows front and back, upstairs and down, for floods of natural light and inimitable period style.

**E11 & E7**  
hello11@stowbrothers.com  
0203 397 2222

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**Land & New Homes**  
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#### IF YOU LIVED HERE...

Daily highlights will be delightfully numerous, with superb smile-inducing statements everywhere you look. Step through your stately storm porch into your entranceway and cast your eye over the vintage geometric tiling running underfoot and jade timber bannisters. Your front reception's on the left and it's a vast affair of over 300 square feet, dual aspect with honey-toned parquet flooring running underfoot.

Artfully divided by a stately royal blue paintjob to the front and pristine white walls to the rear, it's a splendid full-family hangout. On into your kitchen and you'll find splendidly smoky slate grey tiling underfoot, between two flanks of white fitted cabinets with a butler sink, dark countertops and white metro backsplash. The dining area basks in light from the patio bay, step outside here for a patio and zero-maintenance length of Trulawn, with raised beds and mature greenery either side.

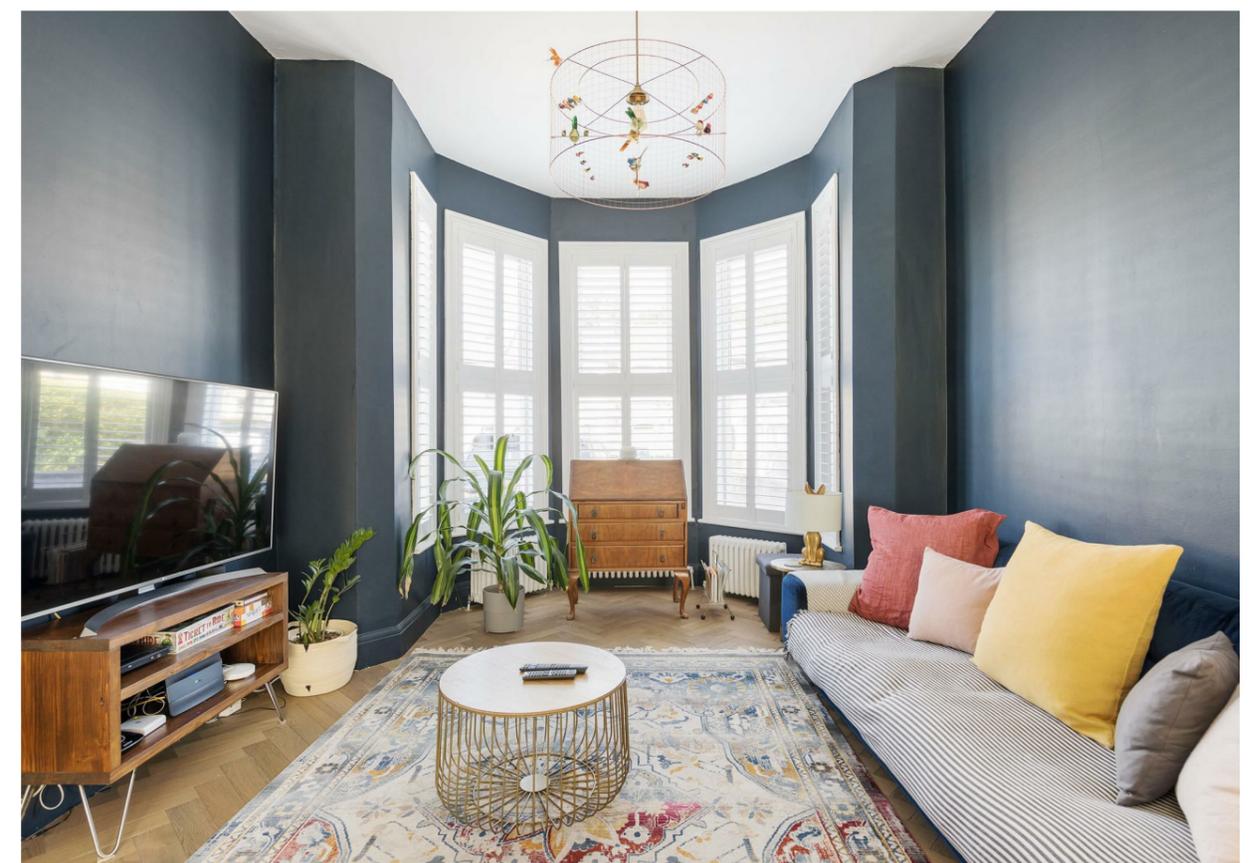
Back inside and up those stairs now, for your range of sleepers. Your principal bedroom to the front basks in that wrap-around bay window and comes finished in smoky grey, plus an en suite with walk-in rainfall shower. Head towards the rear for your second double and the family bathroom, strikingly appointed in cerulean blue with an oversized rainfall shower over the tub. Together with the spare WC downstairs, hectic mornings will be a thing of the past. Your final two double bedrooms complete the sleeping arrangements, and the property.

Outside and Leytonstone tube station is barely a hundred yards away, less than three

minutes on foot for the zone three Central Line and direct, fourteen minute runs to Liverpool Street. You can be in the City less than twenty minutes after stepping out your front door. Heading to the West End? Tottenham Court Road is just nine stops further for world-famous nightlife. If you're staying local, be sure to check out the majestic Red Lion Public House, Hotel & Ballroom, a fine family-friendly spot less than ten minutes walk away.

#### WHAT ELSE?

- Parents can be satisfied that you'll have a superb choice of local schools. There are eighteen primary/secondary schools less than a mile away on foot, all rated 'Outstanding' or 'Good' by Ofsted.
- With that broad driveway to the front, you're free to use your 480 square foot garage for whatever purpose you like. Direct access to Grove Green Road at the rear does make it especially handy for parking though. Either way, drivers can be on the North Circular in just ten minutes.
- If you're looking to get back to nature, the wild wide open green and blue space of Epping Forest and Hollow Ponds are well worth the twenty minute walk. Hire a row boat and explore the waterways in the company of ducks.



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

"We moved to Leytonstone when our two children were young and we've had a wonderful time.

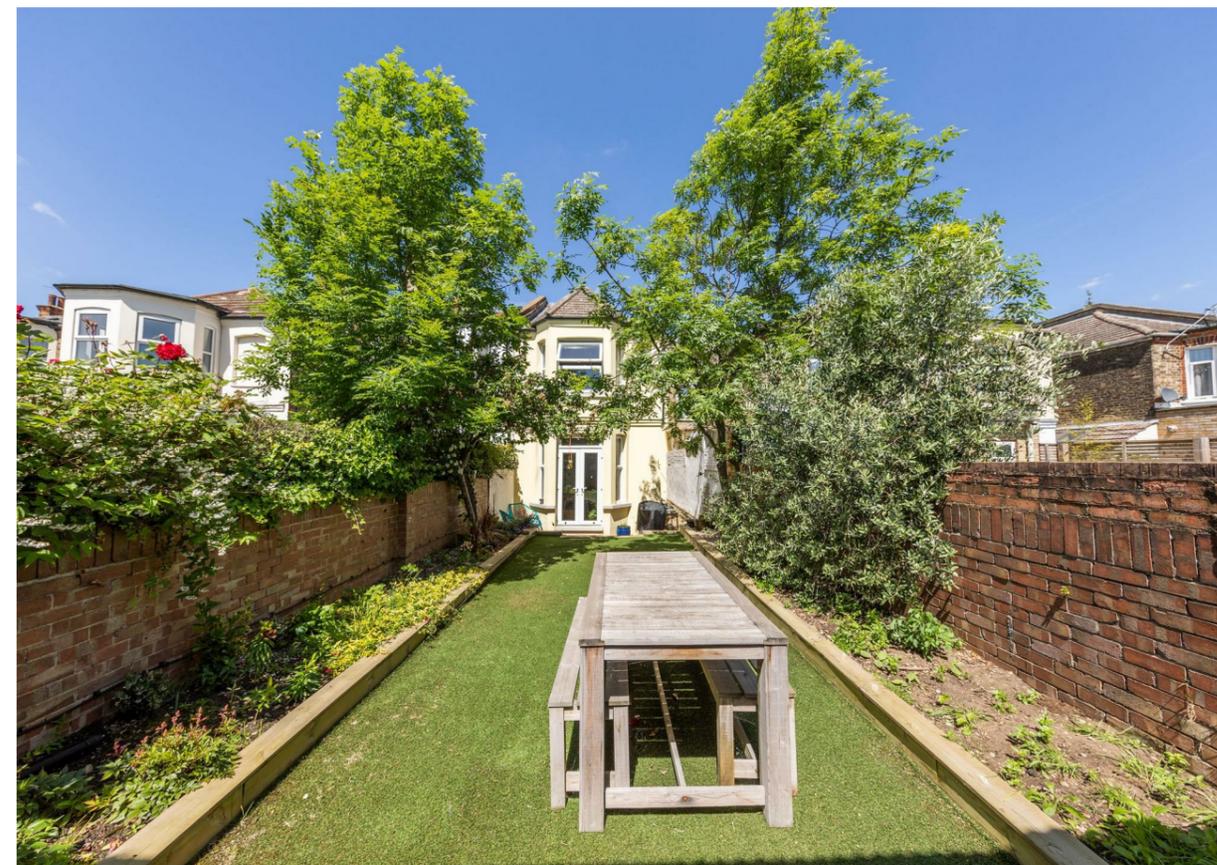
The neighbours are helpful and friendly; and the street is quiet with few cars going up and down it.

There's so many things to do nearby from the many pubs to boutique shops, plus it's quick to walk to go one stop on the tube to both Stratford and Wanstead.

Our kids have loved it and so have we!"

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**Reception room**  
29'7" x 11'2"

**Bedroom**  
17'3" x 12'7"

**Garage**  
30'11" x 16'2"

**Ensuite**  
9'3" x 4'1"

**WC**  
**Kitchen**  
13'6" x 12'2"

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

**Dining room**  
13'10" x 12'2"

**Bathroom**

**Garden**  
36'1"

**Bedroom**  
9'5" x 9'1"

**Bedroom**  
12'3" x 12'0"



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