



Total Area (Excluding Cellar): 166.1 m² ... 1788 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.

- Cellar
8'4" x 25'2"
- Porch
- Reception
13'6" x 15'9"
- Kitchen / Diner
11'7" x 12'1"
- Shower Room
- Storage / Pantry
- Reception
12'0" x 18'1"
- Bedroom
18'6" x 15'9"
- Bedroom
11'6" x 12'1"
- Bathroom
8'10" x 7'8"
- Shower Room
- Bedroom
12'1" x 17'11"
- Garden
45'4" x 21'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	69	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



POPPLETON ROAD, LEYTONSTONE

Offers In Excess Of £1,100,000 Freehold 3 Bed House - Semi-Detached



Features:

- Vast Semi Detached Three Bedroom Home
- Potential to Add Two or Three More Bedrooms
- Planning for a Loft Conversion and Rear Extension
- Huge Unconverted Loft
- Large Basement
- Large Private Garden
- Off Street Parking, Double Box Bay
- Moments to Letytonstone Station
- A Short Walk To Hollow Ponds

This substantial three bedroom, three bathroom semi detached Edwardian house with a large loft, cellar, and landscaped garden is ideally located between Leytonstone station and Leyton Flats and less than ten minutes' walk to both.

REQUEST A VIEWING
0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'd have lots of space both inside and out, and scope for further development. Neighbouring properties have extended into their large lofts and added garden studios. The house comprises 1,788 square feet of living space and has a large west-facing garden. It has the generous proportions of a property of this vintage, coupled with elegant original features such as leaded lights, cornicing and ceiling roses.

Entering via an enclosed porch, a wide hallway leads directly to the front reception room. This has a traditional feel, with a large bay window and fireplace. Beyond this are the kitchen/diner and rear reception room; the former is well-equipped and easily accommodates a large dining table, whilst the latter has glazed double doors that provide garden views and open onto the paved terrace. There also a shower room and a walk-in store/pantry on this floor, and stairs down to the 210 sq ft cellar.

The first floor is home to three double bedrooms, two of which could easily be the main bedroom. The first contender is largest bedroom - located the front of the property this measures a huge 18'6" by 15'10" and has two windows including a larger bay. The second is the rear bedroom, which has garden views and an en suite shower room. The third double bedroom is an easy-to-furnish square shape and located centrally next to the family bathroom, which has a luxurious corner bath.

The property is in excellent condition throughout, with contemporary fixtures and fittings including fully tiled bathrooms. The windows are double glazed, and the living rooms and bedrooms are carpeted.

The house is set back from the road behind a block-paved front garden which provides off-street parking, and gated side access to the low-maintenance mainly paved rear garden, which is a great outdoor room and entertaining space.

WHAT ELSE?

- Leytonstone town centre, about a five minute walk away, has a wide range of local independent shops, cafes and restaurants as well as larger chains, including a Tesco Superstore.

- Leytonstone tube station is a mere nine minute walk. This has regular Central Line services to the East London shopping, leisure and transport hub of Stratford, and to the City, the West End and beyond.

- There are plenty of lovely green spaces nearby. Leyton Flats, a 5-10 minute walk from your door, has grassland, woods, and Hollow Ponds, a popular local leisure destination.

- Existing planning approval by Waltham Forest council for a loft conversion and rear extension.



A WORD FROM THE EXPERT...

LEYTONSTONE E11

"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