

Kitchen / Reception Room  
22'5" x 16'11"

Bedroom  
11'0" x 10'9"

Bedroom  
11'0" x 10'9"

Bedroom  
7'4" x 5'11"

Garden  
19'8"

Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MONTAGUE ROAD, LEYTONSTONE

### Offers In Excess Of £625,000 Freehold 3 Bed House - Terraced



#### Features:

- Three Bedroom Freehold House
- Modern Open Plan Kitchen Diner
- Quiet No Through Road
- Stylish First Floor Bathroom
- Landscaped Garden
- Moments to Bushwood
- Close to Leytonstone Tube

Three bedroom terraced house in Leytonstone has a lovely location in a quiet cul de sac on the western flank of Wanstead Flats. In addition to having great access to open green spaces it's also within easy walking distance of the neighbourhood centre and the nearby overground and tube stations.

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#### IF YOU LIVED HERE...

You'd be happy to own this thoroughly modernised house, with its thoughtful layout, considered décor, and light and airy ambience. The combination of original and modern features, exemplified in the contrast between the enclosed porch and traditional hallway, and the huge open plan main living space on the first floor, gives the house the best of both worlds – a welcoming mix of enclosed and open spaces.

Unified by a stunning stripped wood floor, the ground floor living space is generous. The main open plan area divides easily into lounge, dining and kitchen areas with abundant space for each. The lounge area at the front of the house has excellent natural light from a large west-facing bay window with bespoke plantation shutters. The dining area beyond has garden views through large glazed sliding doors that open onto the deck and create a seamless transition to the outdoors. The kitchen opposite also has garden views through a window above the sink which is centrally placed in the U-shape of fitted cabinets that house discreet integrated appliances and are topped with a wood worktop.

The first floor has a more traditional feel with cosy carpeted floors on the stairs and landing and in the three bedrooms. The two front bedrooms (one of which is the main bedroom, a large double) have bay windows with plantation shutters, whilst the double bedroom at the rear has garden views framed by a large picture window. The

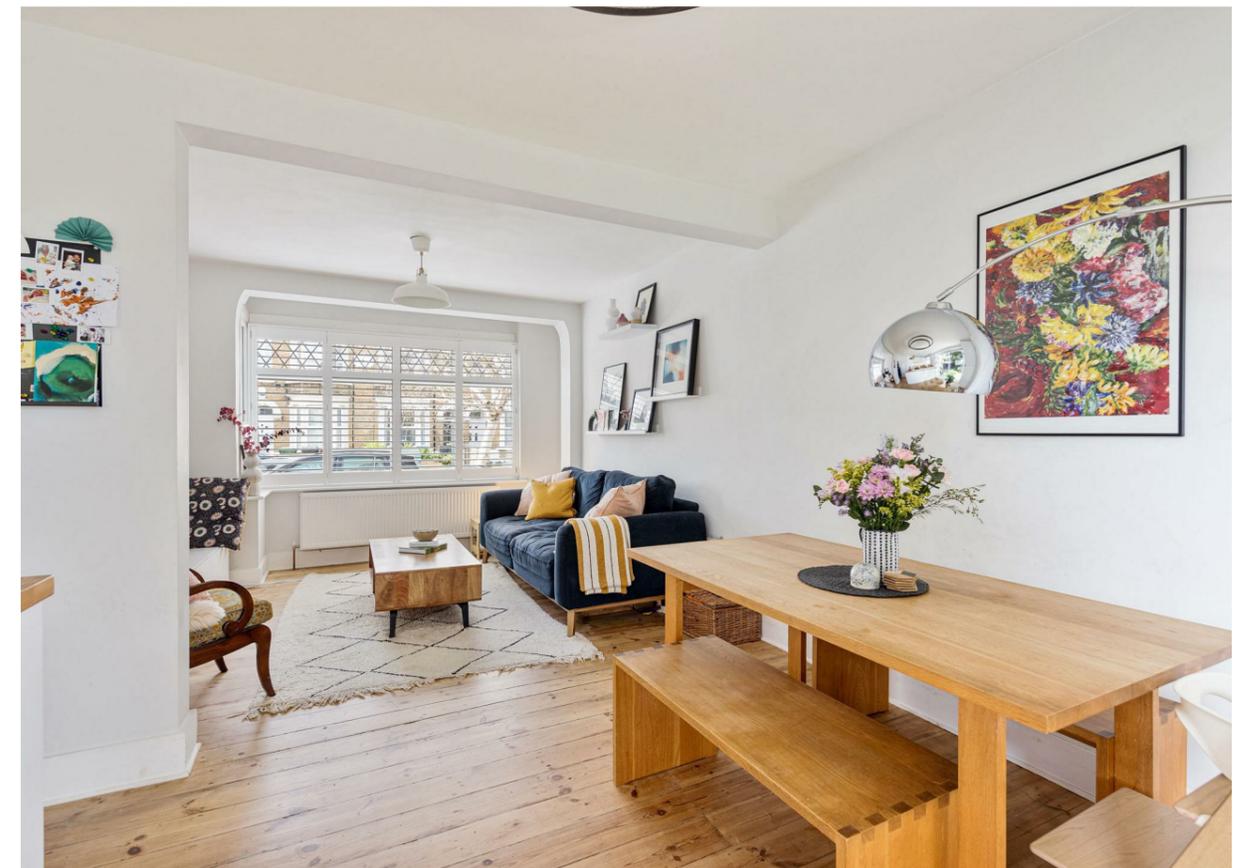
family bathroom has a stylish combination of blue-painted and white metro-tiled walls, and is fitted with a bath (with a shower), washbasin and WC. An obscured glass window provides good natural light and ventilation. Outside, the stylish low-maintenance landscaped garden has smart fencing and a large L-shaped deck that wraps around a lawn with beds and two impressive specimen trees.

#### WHAT ELSE?

- The property lies just to the west of Wanstead Flats and just over five minutes' walk from the wide selection of shops, cafes, and restaurants along the thriving High Street.

- Transport links are good, with Leytonstone High Road overground station just over a five minute walk, and Leytonstone tube station on the Central Line about half a mile away. Leytonstone has fast and direct Central Line trains to Stratford (4 minutes), the City (13 minutes) and the West End (25 minutes).

- This is a great place to live if you love the outdoors, with Wanstead Flats on your doorstep offering a wide range of leisure options and easy access via cycle and walking trails to Wanstead Park, Leyton Flats, and the extensive Epping Forest.



#### A WORD FROM THE OWNER...

"We have absolutely loved living here over the past six years. The location has been perfect for us with an abundance of nature on our doorstep but also close to great cafes and pubs and excellent transport links into central London. It really is the best of both worlds!"

The area has a really strong sense of community with lots of independent shops that keep popping up on the high street. Our favourites include Back to Ours cafe for the best cardamon buns and great coffee and Theatre of wine and Joyau bar for delicious natural wines. The fields nearby are always buzzing with activity including a weekly Park Run every Saturday, and filled with dog walkers and families. We love the local pubs like the Leytonstone Tavern and the Holly Tree for amazing burgers and delicious Sunday roasts. We have also loved growing as a family here with plenty of nearby baby-friendly activities and fantastic local nurseries and schools.

When we first moved in, we made updates to the entire house including a complete replacement of the central heating system and electrics. This was later followed by a brand new bathroom, kitchen, a new roof and a low-maintenance back garden. We are sad to be moving on from the house and fantastic area but will be taking with us some wonderful memories as we look to relocate closer to family."

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