



HAINAULT ROAD, LEYTONSTONE

Offers In Excess Of £1,200,000 Freehold

4 Bed House - Semi-Detached

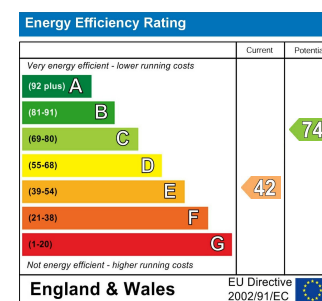


Features:

- Four Bedroom Semi Detached House
- Double Height Bay Frontage
- Stylishly Finished Throughout
- Large Through Reception with Original Flooring
- Stunning Kitchen Extension
- Beautiful Garden Office
- Loft Extension
- Off Street Parking
- A Short Walk To Leytonstone Tube
- Close to Hollow Ponds

A statuesque four double bedroom semi-detached Victorian home occupying three storeys, with a garden, garden room and huge basement, all nestled on a leafy Leytonstone street. Great green expanses are a short hop away, and transport's a cinch.

Leytonstone tube station's a mere ten minute walk away to shuttle you into central London in less than half an hour door-to-door via the Central line. Leyton Midland Road overground's just as close for the Gospel Oak to Barking Riverside line – swap at Barking for trains bound for the sandy climes of Southend-on-Sea.



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

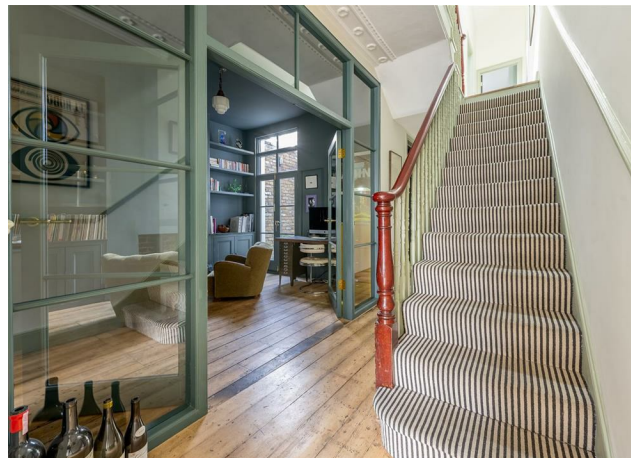
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0203 325 7227

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0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll be relaxing in your immaculate 160 square foot lounge/diner – a sublime space with natural light pouring in through the bay window, calming almond walls and an original fireplace with a timber surround. Follow the flow of the wooden floorboards to open the rear door through to your second reception, making it all dual aspect. Expertly envisioned and 150 square feet, in here you have bespoke storage arranged around a working wood burner, Sacramento green walls, and two striking paned glass entryways.

Step through the rear to the courtyard's patio and exposed brick, and on into your thirty three foot kitchen/diner. It's a truly jaw-dropping space home to a floor-to-ceiling picture window and a trio of lightwells, the light olive palette of the breakfast bar rubbing shoulders with those sage cabinets to fine effect. A chef's oven and double length Belfast sink conclude your culinary area, while to the rear you have that dual aspect and skylit dining area. A beautiful spot for entertaining.

Slide it open on both sides to step into your sixty five foot rear garden. It's a lush and private mix of patio and lawn – complete with wood-fired oven – ending in your 105 square foot, fully-powered moss green garden studio. Back inside and the ground floor's completed by your handy WC and access to the 400 square foot basement. Head up to the first floor for three impeccable double bedrooms, and the skylit family bathroom complete with a walk-in rainfall shower and standalone tub. Your final port of call is the 200 square foot loft bedroom, just as covetable as its predecessors.

Outside and the amenities of Leytonstone High Road are twelve minutes away on foot. Chow down on delicious fare at The Birds (an homage to local boy Alfred Hitchcock), Homies on Donkeys (for the best tacos this side of the Atlantic) and the ever-popular Singburi. Alternatively, head to Grove Green Road's Filly Brook (named after a lost London river), Heathcote & Star and Arch Deli & Bar. From there you're just a short amble from Francis Road's array of independent shops and cafes, from a record shop to a florist to an exquisite Viennoiserie.

WHAT ELSE?

- Nineteen schools rated 'Good' or better by Ofsted sit in a one mile radius of your new abode. Five with 'Outstanding' status, including Barclay Primary seven minutes' walk around the corner.
- Drivers have off-street parking and can be on the North Circular in eight minutes or coasting along the M11 just three minutes later.
- Whenever you fancy immersing yourself in nature, Leyton Flats sits a thirteen minute stroll or four minute cycle away. The ancient blue and green space of Wanstead is five minutes further eastwards, an epic expanse to have so close.



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 themore 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

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Basement
15'0" x 26'4"

Reception Room
12'4" x 13'10"

Reception Room
10'7" x 12'9"

WC

Courtyard

Kitchen / Diner
16'0" x 32'8"

Bedroom
16'3" x 13'10"

Bedroom
10'9" x 12'9"

Bathroom
6'8" x 11'7"

Bedroom
10'4" x 11'3"

Bedroom
16'5" x 11'11"

Garden
approx. 65'7"

Garden Studio
11'6" x 9'9"

Shed

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