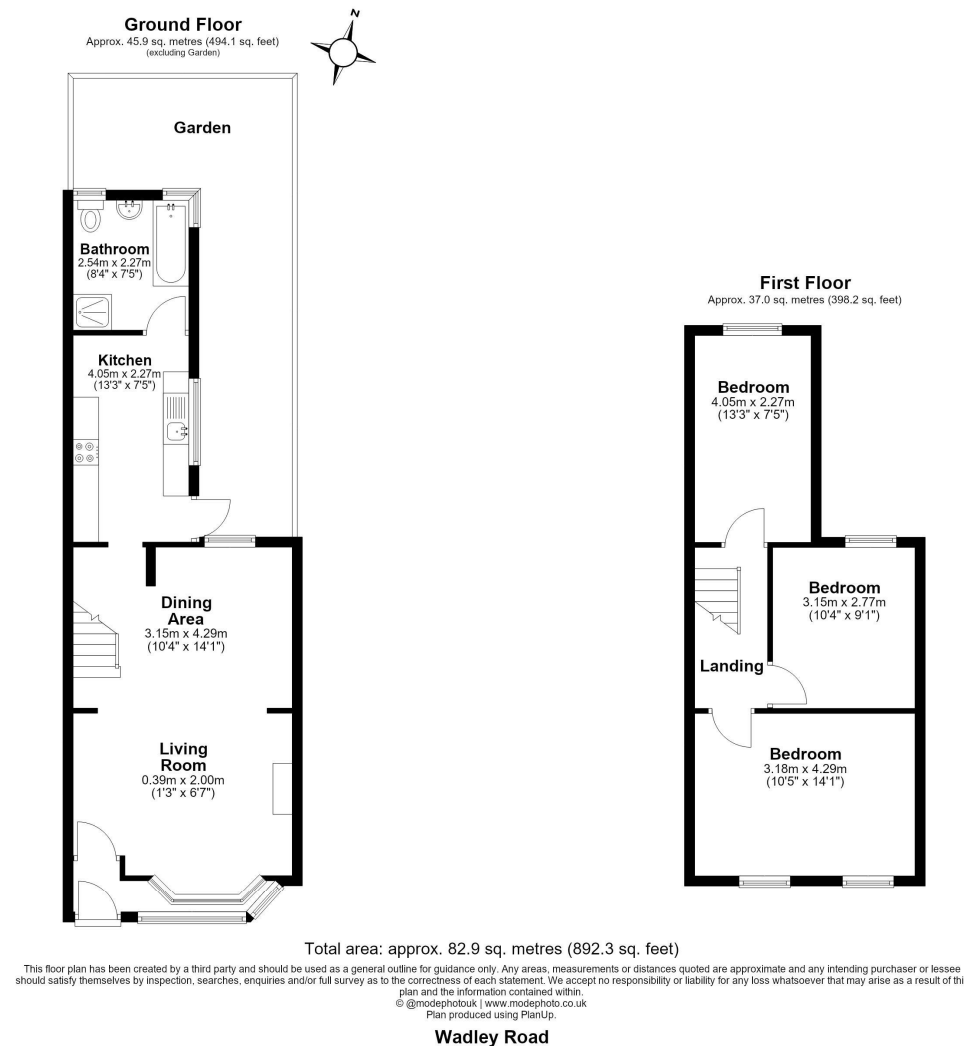




## Wadley Road, Leytonstone

## Offers In Excess Of £725,000 Freehold

- Mid-terraced period home
- Approximately 98 foot rear garden with large outbuilding
- Plantation shutters
- Desirable Upper Leytonstone location
- 0.4 Miles to the Leyton Flats and Leytonstone High Road
- Three double bedrooms
- Well-presented throughout
- Through lounge
- Family bathroom with separate bath & shower

# Wadley Road, Leytonstone

GUIDE PRICE £725,000 - £750,000 Set within leafy Upper Leytonstone, the property is ideally positioned just moments from the popular local haunt, Out of the Woods, which serves a selection of drinks, pastries and savoury items throughout the week.



Council Tax Band: C



For those who enjoy getting outdoors, the Leyton Flats are just 0.4 miles away, while in the opposite direction, Leytonstone High Road is the same distance from the property, offering an eclectic mix of independent shops, cafés and bars. Leytonstone Station is approximately 0.6 miles away, with a range of schools also within the same distance, making this a well-connected and appealing location for both families and those looking to enjoy the convenience of East London living.

A useful entrance porch opens into a particularly bright and welcoming through-lounge, where plantation shutters, fresh neutral décor and wood-effect flooring create a consistent and understated finish which continues through much of the house. The sitting area is centred around an attractive fireplace, flanked by recessed shelving, while the adjoining dining space is left deliberately flexible, allowing the layout to be adapted to suit individual needs.

From here, the accommodation flows naturally into the contemporary kitchen, which combines a distinctive cottage-style character with plenty of practicality. Two runs of shaker-style cabinetry are topped with warm wooden work surfaces, providing generous storage and ample space for food preparation.

Beyond the kitchen, a well-proportioned family bathroom benefits from dual-aspect windows that fill the room with natural light, alongside both a separate bath and shower.

Upstairs, three comfortable double bedrooms provide the sleeping accommodation, with the principal bedroom positioned at the front and spanning the full width of the property, creating a particularly generous and naturally bright room thanks to its two large windows. A large loft provides plenty of additional storage space, adding further practicality to the property.

The impressive rear garden, extending to approximately 98 ft, is accessed from the kitchen. A substantial patio immediately outside the house provides an ideal space for outdoor dining, relaxing and summer entertaining before giving way to a large central lawn. Further towards the rear is a

second patio area, together with a sizeable outbuilding providing useful additional space.

EPC Rating: C71

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

## Reception Room

10'5" x 14'1"

## Dining Room

10'4" x 14'1"

## Bedroom

10'5" x 14'1"

## Bedroom

10'4" x 9'1"

## Bedroom

13'3" x 7'5"