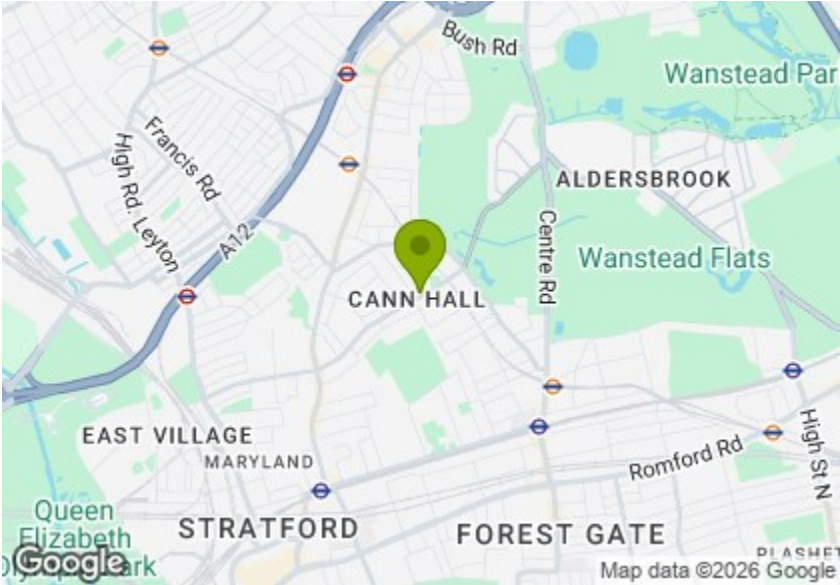
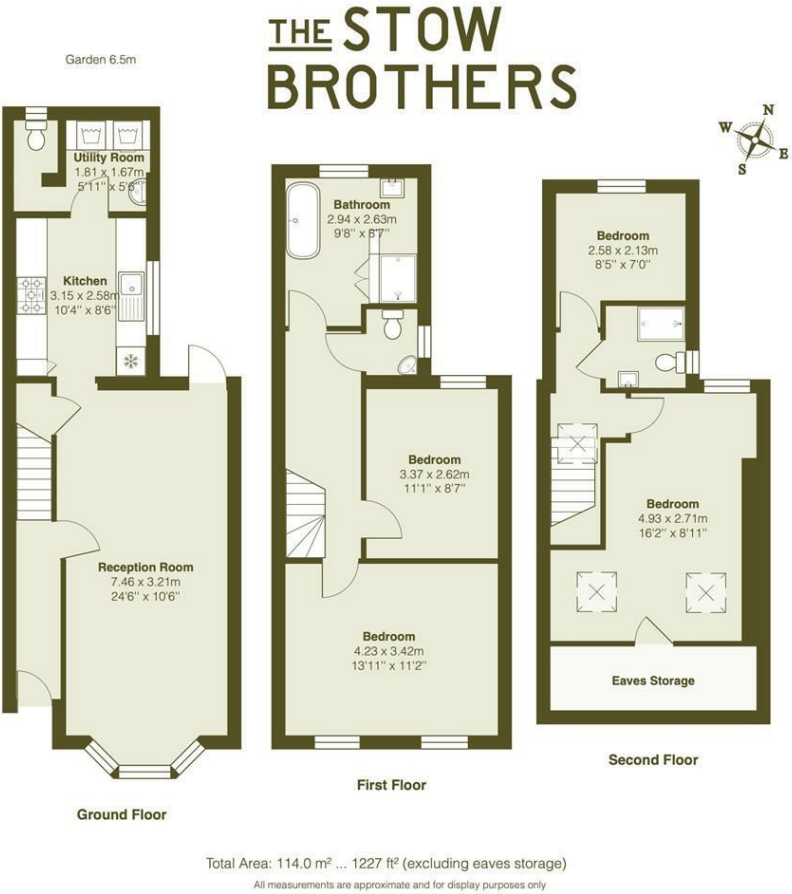


CANN HALL ROAD, LEYTONSTONE

Offers In Excess Of £750,000 Freehold

4 Bed House - Terraced



Features:

- Four Bedroom House
- Victorian Terrace
- Original Features
- Spacious Through Reception
- Ground Floor WC And Utility Room
- Generous Family Bathroom With Separate Bath And Shower
- Converted Loft
- Well Maintained Private Garden
- Short Walk To Wanstead Flats
- Close To Forest Gate Station

With it's period character, bright interiors and excellent location close to Wanstead Flats and Winchelsea Road, this beautifully presented four-bedroom Victorian terrace offers a lovely blend of original features and contemporary living. There's a spacious through reception, two bathrooms across the upper floors, a useful ground floor WC and utility room, plus a converted loft providing valuable additional space.

You're also within easy reach of Forest Gate and Wanstead Park stations, while Leyton and Leytonstone are both close by, giving you plenty of choice when it comes to eateries, bars, shops and everyday amenities.

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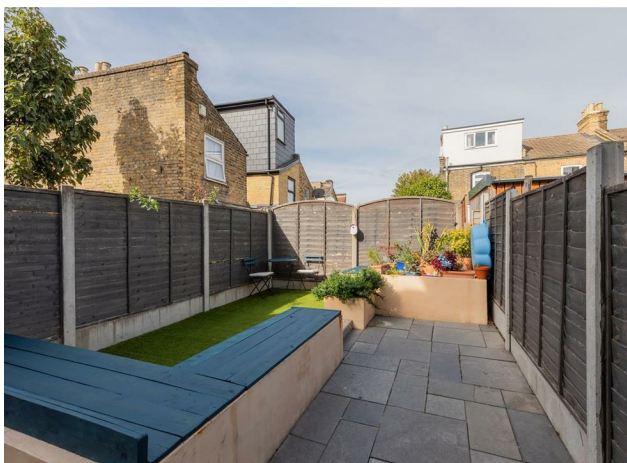
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IF YOU LIVE HERE...

You'll love the level of thought that has gone into restoring this home, with a timeless design that feels both considered and built to last.

The dual-aspect reception room is bright and airy, with spotless decor and white-painted floorboards further enhancing the wonderful sense of space. Thoughtful touches, including the column radiators, add to the character while keeping the overall feel fresh and contemporary.

At the rear, you'll find the charming kitchen, with inky-coloured cabinetry, sleek worktops and a range-style cooker. Beyond this is a separate utility room and WC, while outside, the smart and low-maintenance garden provides a lovely space to enjoy, complete with bespoke seating.

Head upstairs and the first floor offers two immaculate bedrooms, both finished to the same high standard. The beautifully fitted family bathroom is a real highlight, with gorgeous terrazzo tiling, a freestanding bath and separate shower, while a separate WC adds an extra layer of practicality.

Up in the converted loft, you'll find two further bedrooms alongside another immaculate shower room, creating a wonderfully versatile arrangement for family life.

Since you're located between Leytonstone, Leyton and Forest Gate, you have plenty of

choice when it comes to amenities. Start with a short stroll to Wanstead Flats. On the way back stop at Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Joyau.

Or head north towards Leytonstone where you've got Le Regret, FORNO and Homies on Donkeys amongst others.

You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short journey on the bus or tube for Westfield and the Olympic Park.

WHAT ELSE?

- Forest Gate station is 0.9 miles away where you can use the Elizabeth line to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Alternatively, Leytonstone High Road (0.7 miles) connects you to the Suffragette Overground line, while Leyton station (1 mile) offers the Central line. Drivers benefit from easy access to the M25 and North Circular.
- New local? You've got The Holly Tree nearby, which offers up great food plus a miniature railway.
- Parents will be pleased to know you have a wide choice of great primary and secondary school nearby.



A WORD FROM THE EXPERT...

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON
E11 BRANCH MANAGER

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Reception Room

24'5" x 10'6"

Kitchen

10'4" x 8'5"

Utility Room

5'11" x 5'5"

Bedroom

13'10" x 11'2"

Bedroom

11'0" x 8'7"

Bathroom

9'7" x 8'7"



WC

Bedroom

8'5" x 6'11"

Bathroom

Bedroom

16'2" x 8'10"

Eaves Storage

Garden

21'3"



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