



Downstairs WC  
Reception  
12'9" x 16'10"  
Kitchen  
12'9" x 7'10"  
Bedroom  
12'9" x 11'3"  
Bathroom  
9'6" x 5'2"  
Bedroom  
12'9" x 8'11"  
Garden  
31'2"

Total Area: 75.9 m<sup>2</sup> ... 817 ft<sup>2</sup>  
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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(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	



## CHADWICK ROAD, LEYTONSTONE Offers In Excess Of £650,000 Freehold 2 Bed House



### Features:

- Two Bedroom House
- Very Well Presented Throughout
- Stunning South Facing Garden
- Driveway For Two Cars
- Spacious Reception With Garden Views
- Two Double Bedrooms
- Modern Kitchen And Bathroom
- Desirable Location Within Upper Leytonstone
- Stones Throw From Hollow Ponds
- Short Walk To Leytonstone Central Line Station And Local Amenities

A beautifully presented two bedroom house in Upper Leytonstone, with a south facing garden, driveway parking for two cars and Hollow Ponds just moments from your door. Set on a sought-after residential street, you're also within easy reach of Leytonstone Central line station, local cafés, shops and everyday amenities.

REQUEST A VIEWING  
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### IF YOU LIVED HERE..

You'd step into a bright and welcoming home that has been carefully maintained throughout. The spacious reception room sits to the rear, with generous garden views drawing in plenty of natural light and creating a lovely connection to the outdoors. There's ample room for both relaxing and dining, while the modern kitchen sits conveniently alongside, finished in a clean, contemporary style with plenty of storage and workspace. A ground floor WC adds further practicality.

Upstairs, two generous double bedrooms offer calm and comfortable retreats, both finished in soft, neutral tones and filled with natural light. The principal bedroom is particularly spacious, while the second bedroom is equally well-proportioned and adaptable to changing needs. The family bathroom has been smartly updated with modern fittings and a fresh, timeless finish. Outside, the south facing garden is a real highlight, beautifully landscaped with a mix of patio, planting and seating areas. To the front, the private driveway provides off-street parking for two

cars.

### WHAT ELSE?

Hollow Ponds is just a short stroll away, offering boating lakes, woodland walks and easy access to the wider open spaces of Epping Forest. Leytonstone Central line station is within walking distance, putting Stratford, Liverpool Street and the West End within easy reach. The neighbourhood is rich in independent favourites, including Homies on Donkeys, Wild Goose Bakery, The Red Lion and a growing collection of cafés, restaurants and local shops along Leytonstone High Road.



### A WORD FROM 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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