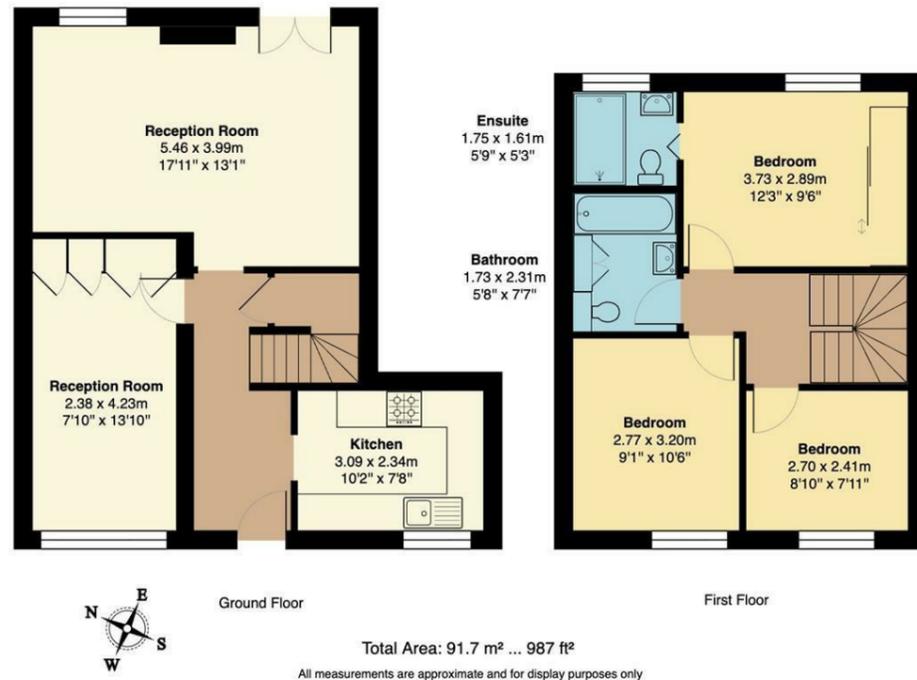


Garden - approx. 6.3m x 5.8m



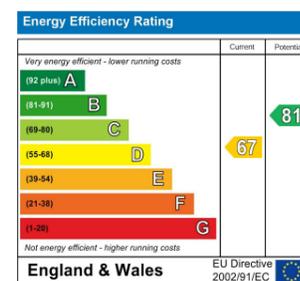
BROWNING ROAD, LEYTONSTONE Offers In Excess Of £800,000 Freehold 3 Bed House - Semi-Detached



Features:

- Three Bedroom Semi-Detached House
- Quiet Cul De Sac Set Within The 'Bushwood' Neighbourhood
- Bright, Airy And Distinctive Period Warehouse Conversion
- Family Bathroom And Primary En-Suite
- Close to Leytonstone Station & High Road
- Expansive Green Space Nearby
- Double-Glazed Sash Windows
- Two Reception Rooms
- Scope To Extend STPP

Set on a quiet cul de sac within the highly sought after Bushwood neighbourhood, known for its village-like feel, this light-filled three-bedroom semi-detached home combines generous proportions with a thoughtfully arranged layout across two floors. Two reception rooms offer versatility for both hosting and everyday living, complemented by a family bathroom and a primary bedroom with en-suite. Double-glazed sash windows preserve its traditional appeal, while close proximity to Leytonstone Station, the High Road and the green space of Wanstead Flats ensures a setting that balances connectivity with open surroundings.



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IF YOU LIVED HERE...

Originally built in 1901 as a warehouse building and carefully converted into two homes in the mid-1990s, this warm conversion blends period attributes with a unique footprint within the conservation area. The white-painted brick façade and traditional sash windows echo its heritage and distinctive character.

Inside, a welcoming entrance hall with tiled flooring draws the eye through to the rear of the house, establishing an immediate sense of flow. Stairs rise neatly to the first floor, with a deep storage cupboard underneath providing generous practicality. To the front, a versatile reception room is filled with natural light from a wide window, creating an inviting setting for dining or quiet relaxation. The kitchen is well-arranged with warm wood cabinetry, dark work surfaces and soft blue tiling, while a large window draws in light and greenery, enhancing the sense of comfort and ease. Beyond, the principal living space is defined by warm wood flooring and a contemporary fireplace, with French doors opening directly to the garden and encouraging an easy transition between inside and out. The garden is thoughtfully paved and framed by raised brick planters, providing an attractive backdrop for outdoor dining and long afternoons outside. Planting has recently been cut back, ready for fresh spring and summer growth.

Upstairs, the main bedroom offers soft tones, excellent natural light and built-in wardrobes, complemented by an en-suite finished in neutral stone. Two further bedrooms are equally well presented and adaptable, served by a family bathroom featuring a bath with overhead shower and decorative tiling that introduces colour and character, completing the home with a considered finish.

Positioned within the Browning Road Conservation Area, this is a charming, tucked-away pocket just off Leytonstone High Road, with a calm, established feel that's rare so close to everyday amenities. On the doorstep is The North Star — a much-loved, CAMRA award-winning local — while Wanstead Flats (part of Epping Forest) is moments away for wide open green space and walking routes. Families are well-served by nearby Henry Reynolds playground/park and a strong selection of schools, including the outstanding Davies Lane Primary School just 12 minutes away on foot.

WHAT ELSE?

Transport connections are straightforward and efficient. Leytonstone Station is a 9-minute walk, providing swift Central line services into the City and West End. Leytonstone High Road Station is 15 minutes away, offering London Overground services that expand commuting and leisure options across the capital.



A WORD FROM THE OWNER..

"This unique house offers something rare in London — a true village feel, tucked away in the beloved pocket of Bushwood.

Day to day, life has felt quaint in the best way: cooking with freshly laid eggs delivered from our neighbours across the way; enjoying excellent sourdough pizzas made by other Browning Road neighbours at The North Star (the CAMRA-winning hub of the local community) right on our doorstep; and taking daily walks through woodland and around ponds, with a stop at the family-run tea hut that always remembers our order.

A few minutes' walk one way takes us to a bustling high street with every amenity we need; a few minutes the other way and we're in the quiet forest, surrounded by birdsong. And despite the calm feel of this peaceful cobbled lane on the edge of the community allotments, we've still benefited from being in Zone 3, with everything central London has to offer within easy reach.

From day one, it was evident to us that this is a community that really cares: neighbours volunteer for litter picks and organise annual traditions right here on Browning Road — from Party in the Park in summer to the Christmas tree lights switch-on — that everyone looks forward to."

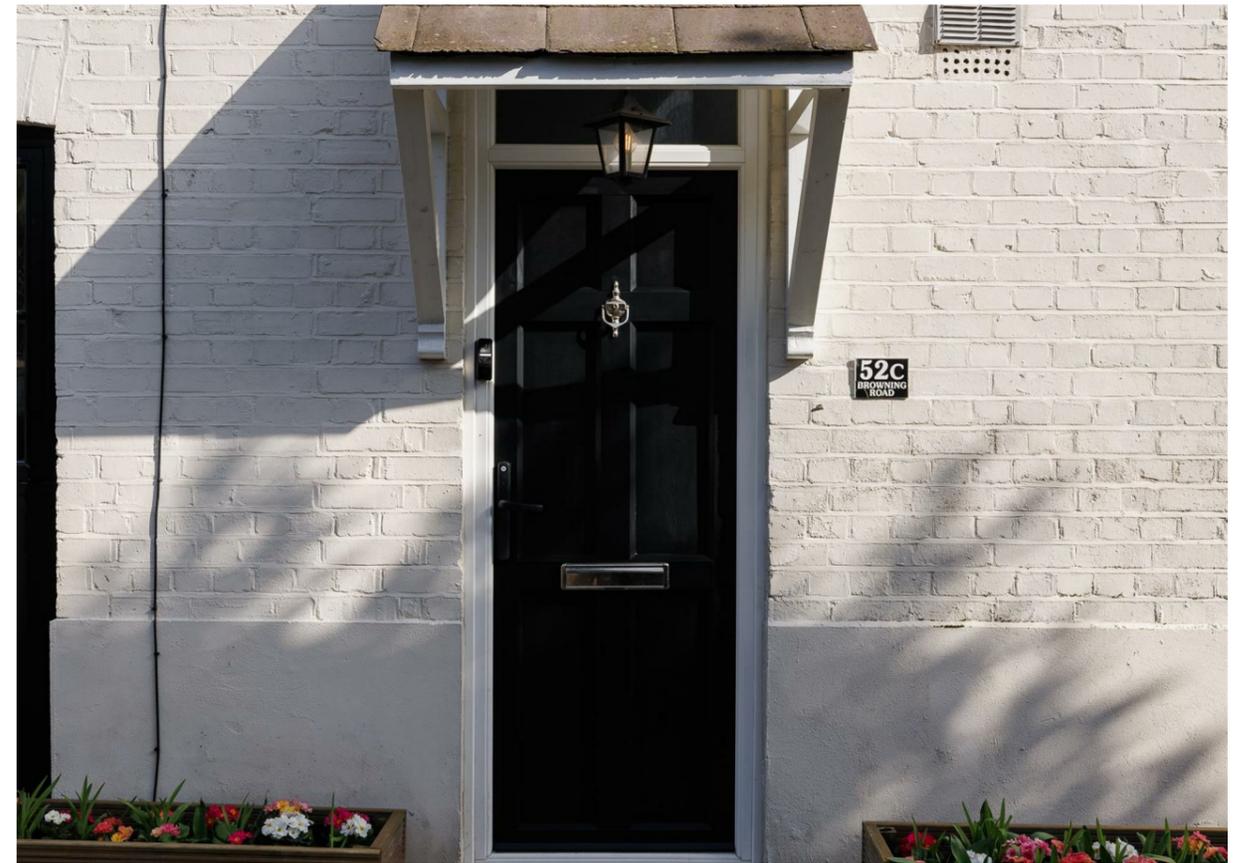
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Kitchen
10'1" x 7'8"

Bedroom
12'2" x 9'5"

Reception Room
7'9" x 13'10"

Ensuite
5'8" x 5'3"

Reception Room
17'10" x 13'1"

Bedroom
8'10" x 7'10"

Bathroom
5'8" x 7'6"

Garden
approx 20'8" x 19'0"

Bedroom
9'1" x 10'5"



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