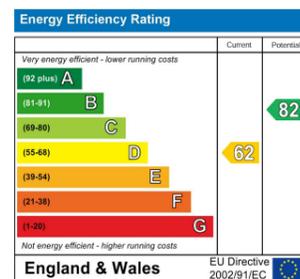
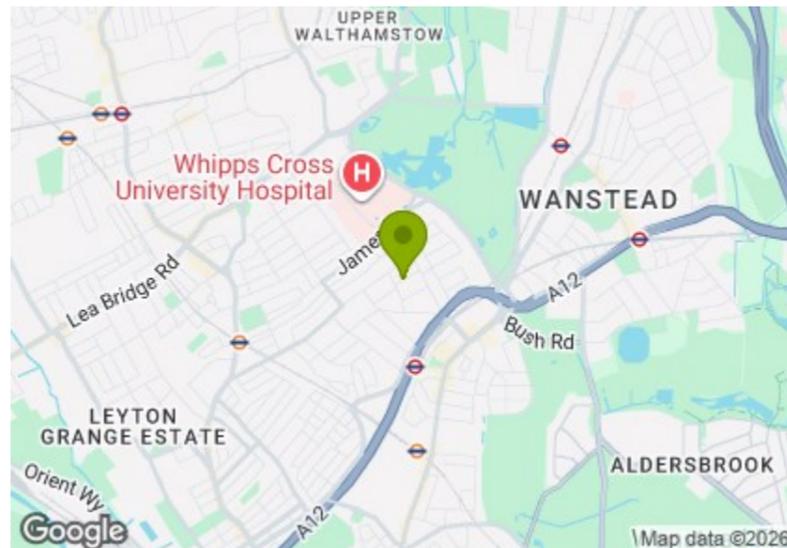




Total Area (Excluding Eaves Storage): 143.0 m<sup>2</sup> ... 1539 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## WADLEY ROAD, LEYTONSTONE

### Offers In Excess Of £975,000 Freehold

### 4 Bed House



#### Features:

- Victorian Terrace House
- Freehold
- Four Bedrooms
- Master Suite with Dressing Room and Ensuite
- Extended Kitchen Diner
- West Facing Garden
- Sought After Upper Leytonstone Location
- Close to Hollow Ponds
- Recently Refurbished
- Close to Leytonstone Station

Blending period charm with a fresh refurbishment, this Victorian terrace offers a freehold home thoughtfully arranged across three levels. There are four well-proportioned bedrooms, with the top floor devoted to a spacious master suite complete with dressing room and ensuite. An extended kitchen diner provides an impressive setting for family gatherings and entertaining, opening onto a west-facing garden that enjoys the afternoon light. Positioned in sought-after Upper Leytonstone, the home is close to Hollow Pond and within easy reach of Leytonstone Station for swift city connections.

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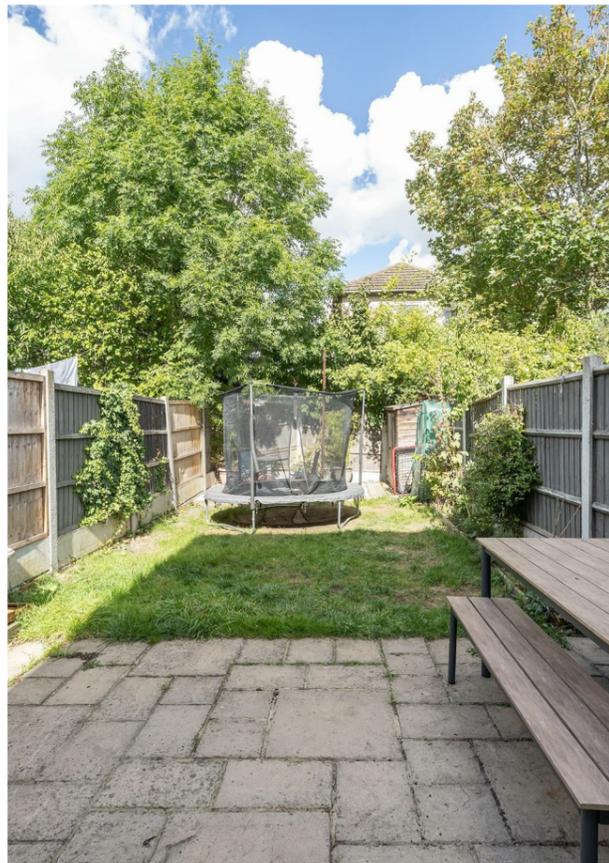
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#### IF YOU LIVED HERE...

The exterior presents a classic period façade, its warm brickwork and bay window lending elegance and appeal, while soft planting frames the approach to create a welcoming first impression. Stepping inside, the internal porch leads into a bright hallway where natural wood flooring pairs with a painted balustrade. Under-stairs storage adds useful function, while the sense of space guides you naturally towards the living areas.

At the front, the reception room is bathed in daylight from the shuttered bay window. A fireplace provides a touch of character, with rich-toned flooring and tall ceilings enhancing the inviting feel. Further along, a utility room doubles as a guest WC, with wooden flooring and fitted surfaces adding a homely touch.

Light fills the kitchen/diner, a wonderfully sociable space where a trio of skylights and wide bifolding doors draw the garden in. A central island creates a natural gathering point, while the dining area enjoys its own overhead skylight. From here, doors open directly onto the paved terrace, with the garden stretching beyond in a mix of lawn, mature greenery, and space for planting, play and outdoor dining.

Upstairs, three bedrooms are served by a bright bathroom finished with metro tiling, patterned flooring and a bath with overhead shower. The main bedroom feels generous and airy, complemented by its own ensuite for added comfort. Two further bedrooms are well proportioned, filled with light and versatile in use. Rising to the loft, the top floor opens into a substantial bedroom retreat with windows and skylights maximising the daylight. Clever eaves storage keeps the space functional, while the ensuite is a highlight, with a freestanding clawfoot bath, walk-in shower and elegant panelled

walls, creating a private sanctuary.

Set within Upper Leytonstone, the location balances a village-like feel with excellent connections. Nearby you'll find a variety of excellent coffee shops and local pubs, perfect for catching up with friends or enjoying a relaxed evening out. Just a couple of minutes away, Out of the Woods serves expertly crafted coffee in a cosy setting, while Bocca Bocca brings wood-fired pizza and a lively atmosphere within easy reach. The Red Lion, a much-loved local, offers a welcoming spot for food, drink and music, and the wide green expanse of Hollow Pond and Leyton Flats opens onto the edge of Epping Forest for weekend walks, picnics or boating on the water. Everyday shopping is effortless too, with both M&S and Aldi close by. Families are well catered for, with a choice of highly regarded schools nearby, including highly sought after Gwyn Jones and the outstanding Barclay Primary, less than fifteen minutes from home.

**WHAT ELSE?**  
Leytonstone Underground Station is just over ten minutes away, placing the Central Line within easy reach for swift journeys into the city and beyond. The area is also well served by frequent bus routes, linking the neighbourhood to nearby hubs such as Stratford with a planned European connection scheduled for 2029, Walthamstow and Wanstead.

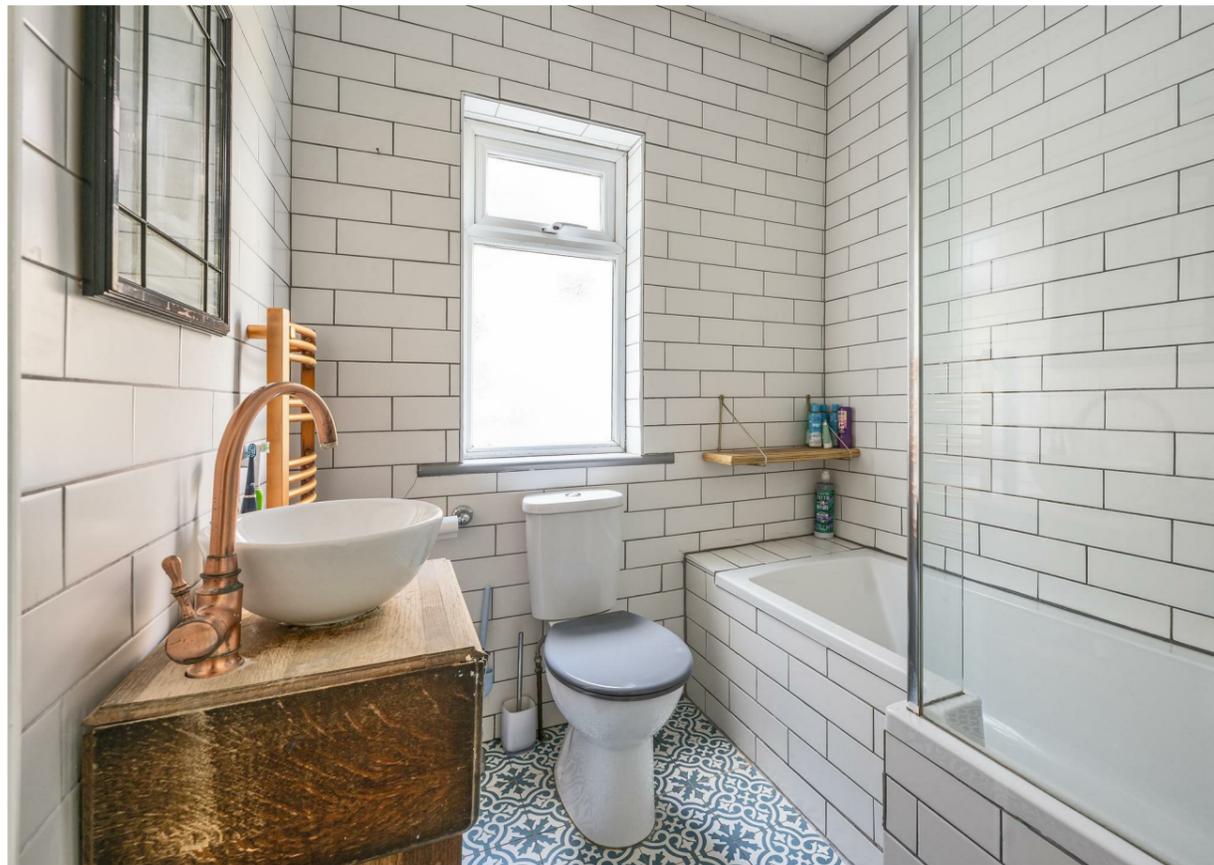


#### A WORD FROM THE OWNER...

Living in Wadley Road has been an absolute joy we have loved being here, the road has a really strong community to it and has a well run WhatsApp group started during lockdown that users regularly communicate with each other on various topics from street BBQs to watering the planters. Our boys regularly play out in the street with other children from the road and there are at least 4/5 families with young kids in the street. At Halloween and Christmas Wadley Road is well known in the community for its decorations and celebrations, and having the newly opened café at the end of the road is such a wonderful addition for fresh coffee, sourdough and weekend pastries. The additions recently of the Aldi and gigantic M&S foodhall have made a big difference. We now have three large supermarkets to choose from. New restaurants, bars and coffee shops are opening up regularly. The Schools in the area are fantastic and our boys have loved and still love being at Gwyn Jones which is in the next road to us. However as our three lively boys are growing up we have begun to realise that they need a little more space hence our decision to move. We have also chosen a school out of borough in order to meet our eldest's needs. We are really happy with how we have renovated the house and we have used the same builder for all our work who is a good friend and would be happy for us to share his details for any future work."

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**Reception**

11'6" x 13'1"

**Utility/WC**

9'4" x 4'10"

**Kitchen/Diner**

14'11" x 29'6"

**Bedroom**

13'7" x 10'11"

**Ensuite**

5'8" x 6'5"

**Bedroom**

9'4" x 10'11"

**Bathroom**

6'3" x 6'4"

**Bedroom**

9'7" x 11'1"

**Bedroom**

13'6" x 17'1"

**Dressing Area**

9'3" x 7'0"

**Ensuite**

9'3" x 8'8"

**Garden**

15'5" x 41'11"

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