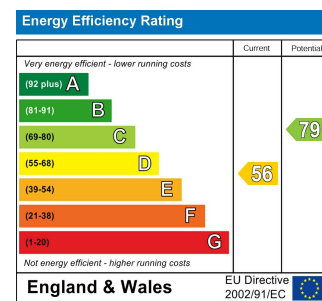
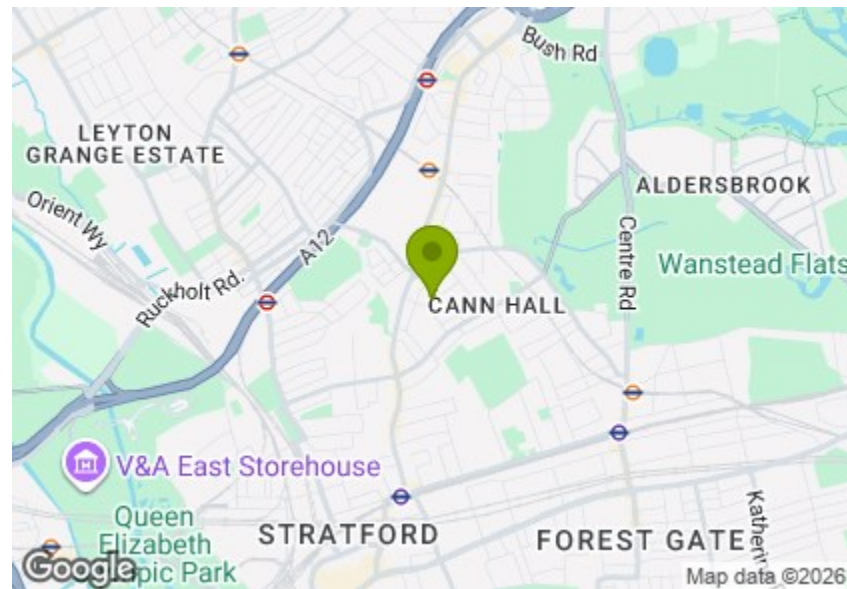




Total Area: 123.1 m² ... 1325 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only



WRAGBY ROAD, LEYTONSTONE

Offers In Excess Of £825,000 Freehold

4 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Freehold
- Four Bedrooms
- Recently Renovated
- Close to Wanstead Heath
- Close to Transport Links
- Extended Kitchen Diner
- Two Bathrooms

This impeccably finished four-bedroom, two-bathroom Victorian terrace home occupies an enviable position between the ever-popular Wanstead Flats and the vibrant hubs of Leyton, Leytonstone and Forest Gate. With multiple transport links within a mile, including the Elizabeth line, the home offers excellent access across the capital.

Inside, the home balances period elegance with modern flair, featuring a generous reception room, an artfully extended kitchen/diner, ground floor WC, a secluded rear garden, a first floor bathroom and a fully converted loft.

It's all set in an area that's particularly popular with families, thanks to its strong sense of community, excellent local schools and the abundance of nearby green spaces.

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IF YOU LIVED HERE...

Beyond the classic Victorian frontage lies a home that honours its heritage while delivering high end contemporary living. The reception is flooded with natural light, showcasing parquet flooring, exposed brick hearth and clever flourishes such as the space saving vertical column radiators and bespoke shutters.

The immaculate finish continues into the bright kitchen/diner, a true heart of the home. It's been beautifully planned with sleek units, high-quality appliances, and island at the centre, all highlighted by the light pouring in from the studio style patio doors. A ground floor WC adds essential everyday convenience.

The rear, the garden is nicely secluded, with a low maintenance lawn - the perfect place to both relax and entertain.

On the first floor, the two bedrooms are flawlessly finished. The family bathroom is equally impressive with a freestanding tub, a walk-in shower, and a stylish double basins.

Finally, in the converted loft, you have another two pristine bedrooms, as well as an equally well designed bathroom and eaves storage.

You are perfectly placed to enjoy the best of East London. Just minutes away, the Winchelsea Road arches host local favourites like Pretty Decent Beer Co, Joyau, and Wild Goose Bakery. Head towards Leytonstone and you'll uncover even more gems like Homies on Donkeys, Mum Likes Thai Food, Panda Dim Sum and Le Regret. And when it's time to walk it all off, the green space of Wanstead Flats is a short stroll away.

This handy positioning means transport is never a problem. Leyton tube is 0.8 miles away, ensuring you can easily nip to central London on the Central line, while Leytonstone High Road is even nearer, where you can get the Suffragette Overground between Gospel Oak and Barkingside. Forest Gate is a little over a mile, which means you can enjoy the perks that the Elizabeth line brings.

WHAT ELSE?

-As well as all the lovely amenities in the area, you'll never be stuck for essentials since the Leytonstone High Road is only a few blocks north. Westfield is also within easy reach - shoppers paradise!

-Drivers can be on the M25 in ten minutes, but it's not close enough to impact on the peace and quiet that Wanstead Flats brings.

-Parents will be pleased to learn that you have numerous primary/secondaries nearby, plus plenty of playgrounds, such as the one at Langthorne Park, and Cann Hall skate park. The Olympic Park is also easily accessible.

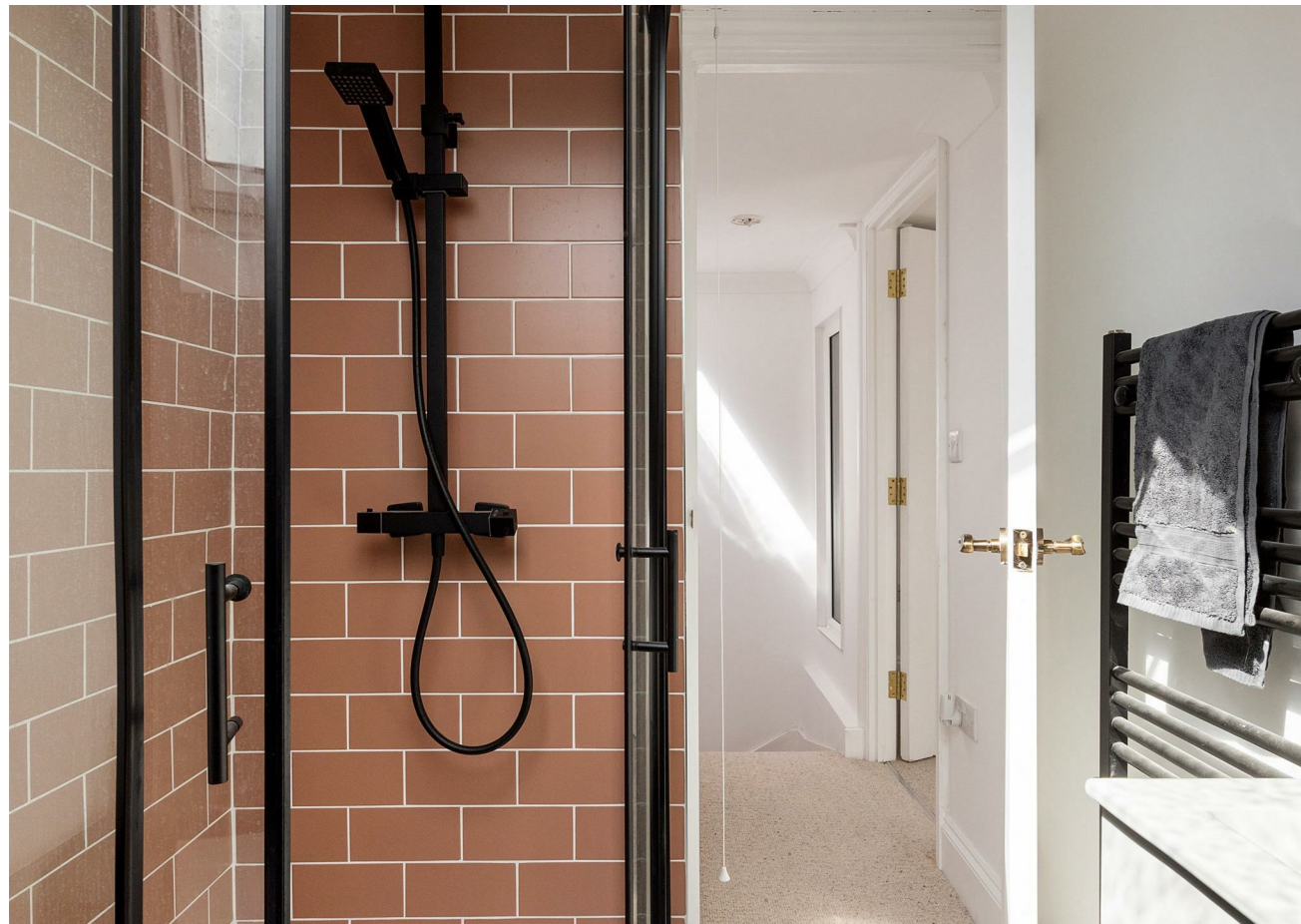


A WORD FROM THE OWNER....

"This has been the most wonderful home, a home we will be sad to leave. So close to some really lovely pubs, coffee shops, restaurants and not to mention how close we are to Maryland Station which connects us to central London so quickly."

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Reception Room
24'7" x 10'7"

WC

Kitchen/ Diner
18'4" x 13'4"

Bedroom
14'0" x 10'11"

Bedroom
11'2" x 8'7"

Bathroom
9'3" x 8'5"

Bedroom
17'8" x 8'1"

Shower Room
9'8" x 5'1"

Bedroom
11'0" x 8'1"

Garden
22'11"



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