

## CORBICUM, LEYTONSTONE

### Offers In Excess Of £625,000 Freehold 2 Bed House



#### Features:

- Eclectic 1960s House
- Two Double Bedrooms & Upstairs Bathroom
- Quiet Cul-De-Sac in Upper Leytonstone
- Short Walk To The Hollow Ponds (Epping Forest)
- Separate Garage
- Large Living Room
- Great Natural Light
- Close to Leytonstone Tube Station
- Expansive Boarded Loft Space

Set on a quiet cul-de-sac in Upper Leytonstone, this fantastically bright two-double-bedroom 1960s home offers an impressive sense of space, bags of character, a generous private garden, a first-floor bathroom, a separate garage, and a wonderful blend of period charm with contemporary convenience.

Hollow Ponds, on the edge of Epping Forest, is just a short stroll away, while Leytonstone station provides excellent transport links. The desirable Wanstead and Bushwood areas are also within easy walking distance, offering a wealth of shops, restaurants, and green spaces.

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#### IF YOU LIVED HERE...

You'll appreciate the classic design of this home, steeped in history. The name "Corbicum" comes from historical local land ownership, referring to Walter de Corpechun (or Corbutio), whose family held estates in Leyton documented as far back as the Domesday Book in 1086.

Approaching the property's classic 1960s frontage, you immediately notice the mid-century design that continues throughout. Inside, the reception features open-style stairs that are as stylish as they are practical, enhancing the sense of space, while generous windows fill the room with natural light. From here, the door opens onto a charming, secluded garden, lush with foliage yet easy to maintain.

The kitchen is a bright, inviting space, with smart white units contrasting beautifully with timber flooring.

Upstairs, you'll find two immaculate double bedrooms and a bathroom that blends vintage style with modern practicality, perfectly complementing the home's overall character.

As for the location, you've hit the jackpot. You're a short walk from the

much-loved taqueria Homies on Donkeys, winner of BBC Two's Britain's Top Takeaway, while the thriving Grove Green Road neighbourhood is a similar distance, offering further highlights such as the eclectic, multi-purpose Filly Brook.

You're also within easy reach of the Bushwood area, home to more local favourites including the North Star, a welcoming pub renowned for its winning combination of Thai food and pizza.

Needs to escape further afield? Leytonstone tube is a short stroll, where you can nip into the West End in less than half an hour.

#### WHAT ELSE?

- As well as being close to Leytonstone tube for the Central line, Leytonstone High Road station is slightly further for the Gospel Oak to Barking line.
- Despite the abundance of local amenities, there's a surprising amount of green space close by. Head south and you'll reach Wanstead Flats. And of course, Hollow Ponds, at the edge of Epping Forest, is also within easy walking distance.
- For drinks with a view, The Sir Alfred Hitchcock Hotel - a nod to the area's most famous former resident - is a short stroll. The excellent Arte e Pasta now operate the kitchen.

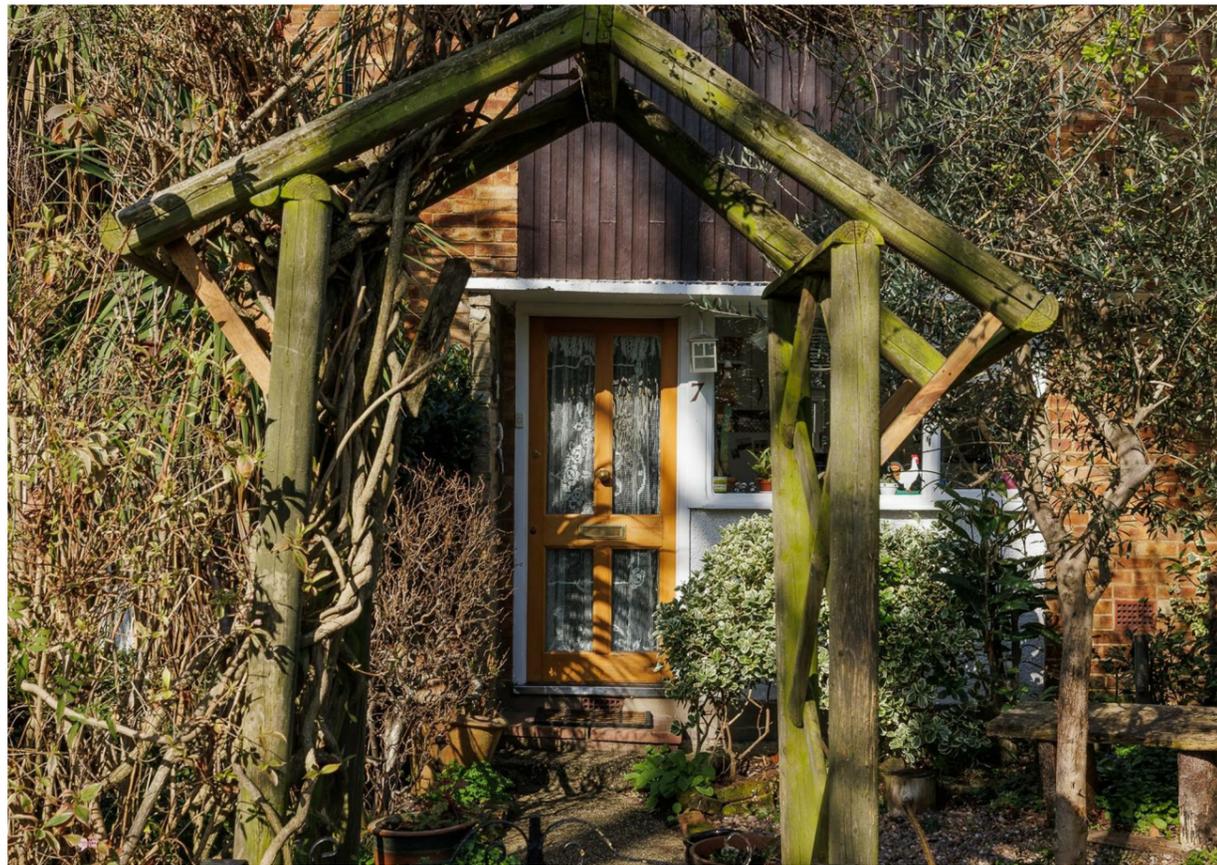


#### A WORD FROM THE OWNER...

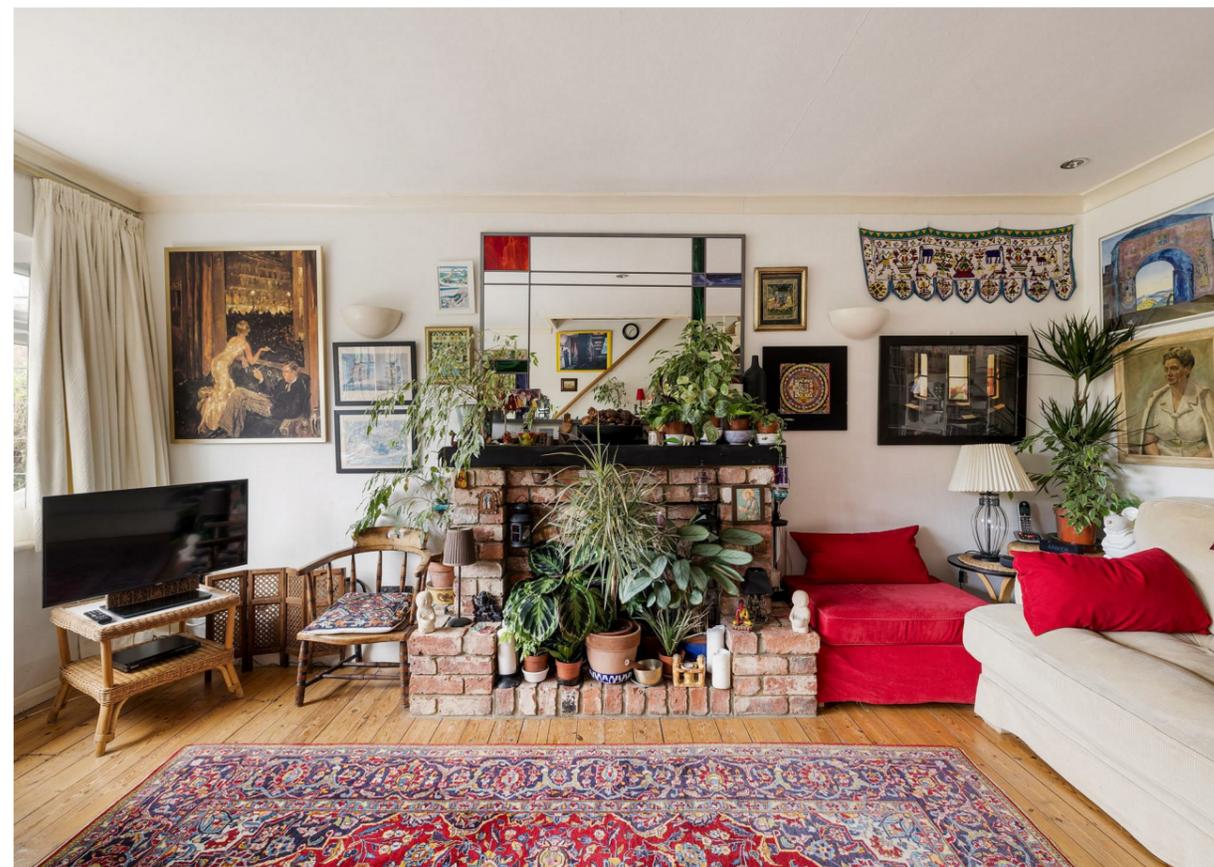
"I have lived here for a very long time and will find it hard to leave behind those things that I have loved while living here. Changes in seasons so apparent, the Spring and the Fall, as we are encompassed in greenery, which I have enjoyed from my windows every day, both in summertime when the trees are in leaf and in winter when bird life becomes more visible with the bare branches. Also for years I have enjoyed the benefits of living in close proximity to the Central Line, a few minutes walk, as well as the Suffragette overhead line running from Leyton and Leytonstone, about a 12 minute walk away. I also value enormously living in such close proximity to Epping Forest, which is about a 7 minute walk away and stretches practically uninterrupted as far as Epping. This is such a quiet and snug hideaway from the busy-ness of London living that it is far too important not to include this in the reasons why I have loved living here."

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**Kitchen**  
9'1" x 8'4"

**Bathroom**  
5'8" x 7'6"

**Reception Room**  
14'1" x 16'7"

**Garden**  
15'1" x 34'5"

**Bedroom**  
11'1" x 11'10"

**Garage**  
8'7" x 17'8"

**Bedroom**  
8'0" x 13'1"



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