



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.

Reception
15'1" x 12'0"

Kitchen/Diner
8'5" x 18'2"

Downstairs toilet

Bedroom
8'4" x 13'10"

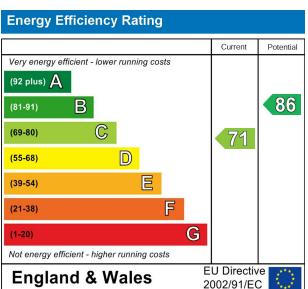
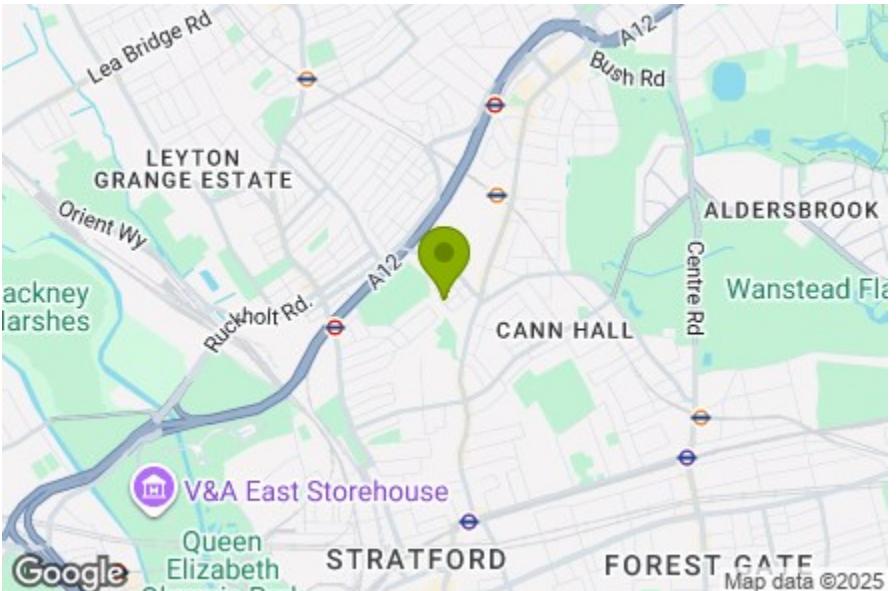
Bedroom
7'0" x 16'7"

Bedroom
7'10" x 10'7"

Bathroom

Garden
approx. 31'0" x 16'10"

Shed
9'9" x 6'7"



CORN WAY, WANSTEAD
Offers In Excess Of £525,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Private Garden
- Eat In Kitchen
- Spacious Family Bathroom Plus Ground Floor WC
- Three Generous Size Bedrooms
- Close to Leytonstone Leisure Centre
- Ideally Located Close To Local Amenities And Transport Links

A well-proportioned three-bedroom home offering the flexibility needed for modern living, this property brings together generous interiors and a private garden that's ideal for unwinding or gathering with friends and family. The eat-in kitchen adds everyday convenience, complemented by a spacious family bathroom and an additional ground floor WC. All three bedrooms provide comfortable room to grow into, while the location places you close to Leytonstone Leisure Centre as well as a wide range of local amenities and transport links. Altogether, it's a practical, well-situated home with plenty to enjoy and even more to build upon.

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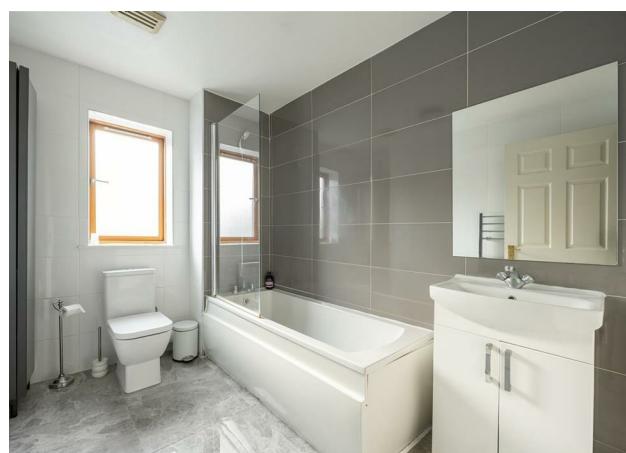
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IF YOU LIVED HERE...

Stepping inside, the wide hallway sets a gentle, welcoming tone, helped by light-toned flooring and the warmth of the timber staircase. The neatly integrated understairs cupboard keeps the space feeling orderly, and the layout leads naturally into the main living areas. The kitchen/diner offers an easy-flowing setting for everyday routines, with ample room to cook, gather and adapt as needed. Natural light softens the space, while the dining area easily accommodates a table for relaxed family meals. Just off the hallway, the WC is finished in light tones and benefits from a window that brings in a welcome wash of daylight. Its straightforward layout makes it a convenient feature of the ground floor. The reception room provides a comfortable, uplifting environment, enhanced by large, glazed doors that draw in natural light. These open directly onto the garden, creating an effortless indoor/outdoor flow that makes the space feel wonderfully connected and easy to enjoy throughout the seasons. Pale walls and timber flooring offer a calm backdrop ready to evolve with your style. Outside, the garden stretches out along a central path leading to the outbuilding. A blend of lawn and paving gives room for seating, planting or future ideas, while mature trees add gentle character. Upstairs, the bedrooms are all well-proportioned and enjoy a pleasant atmosphere thanks to the natural light that filters through each space. Their straightforward

layouts make them adaptable to a range of uses. The bathroom offers good proportions, featuring a bath with an overhead shower and a clear layout that provides a solid foundation for future updating or personal touches. The neighbourhood surrounding this area blends easy convenience with a friendly, village-style atmosphere. Leytonstone High Road offers a useful mix of everyday amenities, along with the much-loved Wild Goose Bakery for fresh pastries and coffee. A short stroll brings you to Francis Road, a lively pedestrianised stretch lined with independent shops, relaxed eateries and community-minded spots such as The Northcote Arms, Yardarm and Marmelo, with a weekend market adding extra buzz. Leytonstone Leisure Centre sits close by for fitness and swimming, while the open expanse of Wanstead Flats provides a peaceful escape for long walks, with Tamping Grounds ready for a post-stroll coffee. Families also benefit from several great schools nearby, including the highly regarded Mayville Primary School just five minutes away.

WHAT ELSE?

For travel, Leyton Station is just over a ten-minute walk, providing fast Central line links into the city. Leytonstone High Road Station sits at a similar walking distance in the opposite direction, offering Overground services for easy connections across east and north London.



"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep.

I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around.

I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest.

There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

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