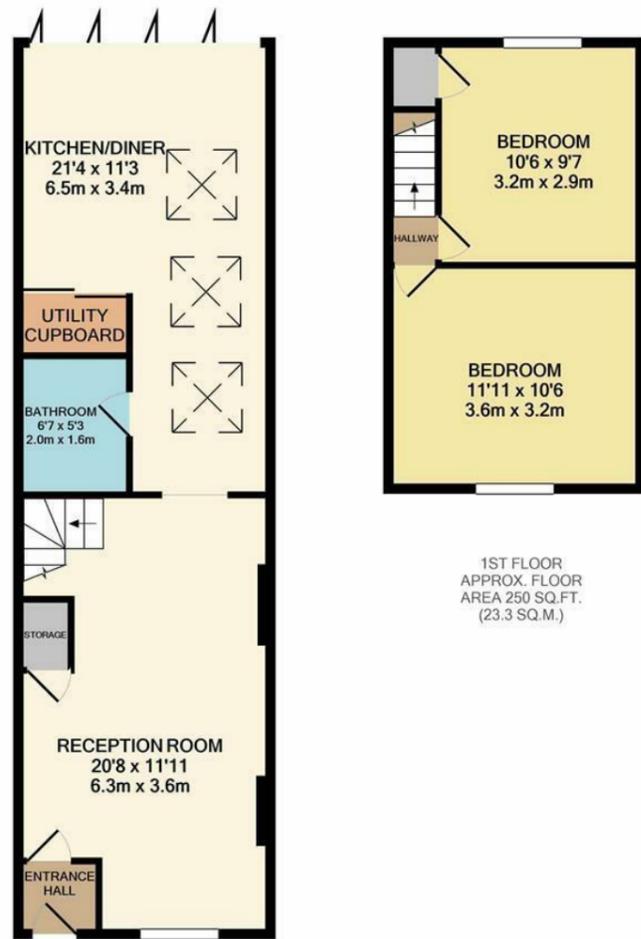


# THE STOW BROTHERS

EST 2014

SALES/LETTINGS/NEW HOMES/MANAGEMENT



1ST FLOOR  
APPROX. FLOOR  
AREA 250 SQ.FT.  
(23.3 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

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  
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Forest Road, London  
Offers In Excess Of £580,000 Freehold  
2 Bed House - End Terrace



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			89
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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## Features

- Two Bedrooms
- South Facing Garden
- Extended Kitchen Diner
- Under Floor Heating
- Upper Leytonstone Location
- Close to Leytonstone Station
- Immaculate Condition
- Side Access



A lovingly developed, expertly extended and elegantly appointed two bedroom family end of terrace with a capacious kitchen/diner and lengthy through lounge. Design & Decor is an artful blend of vintage and contemporary and it's all located within easy walking distance of Hollow Pond and Epping Forest.

As artfully developed as the property is, with the loft space so far unconverted you have the potential to extend still further, as some of your neighbours have done (subject to the usual permissions).



**A WORD FROM THE OWNER....**  
"We'll be sad to move on from Forest Road where we've happily lived for six years. We love it so much we're planning stay as local as possible! The established garden isn't overlooked and a cocktail under the palm tree transports you out of town in the summer months. The neighbours are lovely and there's a great community spirit. We're spoilt for choice for places to eat and drink, The house is within strolling distance of Leytonstone centre with its cafes and pubs - we always enjoy a visit to The Wild Goose Bakery or The Heathcote and Star. Francis Road and Walthamstow Village are a short walk away and we'll often mosey across the Hollow Ponds for a bite to eat in Wanstead at the weekend. The tube is only 12 minutes on foot where the Central Line will ping you to Westfield in 5 minutes. We love the area with its green space and independent businesses. We have a microbrewery opening shortly so yet another place to meet friend at the weekend!"





#### ➤ IF YOU LIVED HERE

You'll be astonishing guests with your semi open plan ground floor, forty-two feet in length with clear sightlines from front to back, you have classic plantation shutters on the front window, while blonde engineered hardwood underfoot in the front lounge gives way to large format slate grey tiling in the skylit kitchen/diner, with sleek glossy white fitted cabinets and timber countertops, plus metro tile splashbacks, run down one side.

Throw back the oversized set of glazed patio doors at the rear and you open the whole space up to the rear garden, where a pristine patio gives way to a lush length of lawn rife with diverse plantlife and ending in a large deck perfect for dining al fresco and featuring a large timber shed perfect for storage.

The ground floor's completed by your elegant family bathroom – immaculately dressed in floor to ceiling metro tiles, skylit and with an oversized rainfall shower. Upstairs, both bedrooms are substantial doubles with a wealth of vintage features, including ebony hearths and original timber floorboards, plus each bedroom has plenty of natural light.

#### WHAT ELSE?

- Leytonstone tube station is less than fifteen minutes walk and will get you directly to Liverpool Street (fourteen minutes) or Tottenham Court Road (twenty three minutes) via the Central line.
- Parents will be pleased to know you have a total of sixteen primary/secondary schools just in a one mile radius, all rated 'Good' or better by Ofsted. The 'Outstanding' Barclay Primary School is less than a half mile on foot.
- Fancy getting back to nature? The wide open green and blue space of Epping Forest and Hollow Ponds is less than a half mile on foot.

