



ELSHAM ROAD, LEYTONSTONE

Offers In Excess Of £735,000 Freehold

3 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Freehold
- Three Bedrooms
- Close to Wanstead Flats
- Good Decorative Order
- Potential to extend STP
- Good Transport Links
- South-West Facing Garden
- Close to Leytonstone High Road

This timeless three-bedroom Victorian home occupies an enviable position between Wanstead Flats and the vibrant neighbourhoods of Leyton, Leytonstone and Forest Gate. Multiple transport links are all nearby, offering excellent access to various tube routes including the Elizabeth line.

Inside, the property features a generous reception room, contemporary kitchen, first floor family bathroom and secluded south-west-facing rear garden. There's also exciting potential to extend into the loft, subject to the usual planning permissions (STTP).

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IF YOU LIVED HERE...

Beyond the classic Victorian façade lies a home that honours its period origins while delivering all the comforts of modern living. Original mouldings and characterful details sit alongside thoughtful modern upgrades, including double-glazed sash windows, a new eco Worcester Bosch boiler (installed in 2025) and gas, electric and wood-burning heating options. Meanwhile, the carefully curated palette of Farrow & Ball paint enhances the sense of cohesion. The dual-aspect reception room is flooded with natural light and features smart timber flooring, a space-saving vertical radiator and a Charnwood log-burning stove, creating a cosy focal point. Stylish yet practical touches, including built-in under-stairs storage and the bespoke American white oak joinery balustrade, add further flair.

The immaculate decor continues into the bright kitchen, beautifully finished with pristine units, high-quality fittings and high-spec appliances such as a built-in Bosch dishwasher.

The south-west-facing landscaped rear garden is a wonderfully sunny retreat, thoughtfully designed to give seclusion. A beautiful Quarry Chollo Beige limestone patio provides the perfect spot for relaxing, framed by elegant corten steel edging. The surrounding borders are planted with a mix of mature shrubs, climbing plants and drought-resistant perennials, creating a lush, colourful setting with fragrant blooms, ornamental grasses and seasonal flowers throughout the year.

Upstairs, the three bedrooms are flawlessly finished with considered details, including

bespoke storage and Panasonic air-conditioning with purification in the front bedroom (and air-con in the smaller one too). The bathroom is equally impressive, thoughtfully designed with a Heritage rainfall shower over the bath and contemporary yet vintage-style fittings.

Tucked between several thriving East London neighbourhoods, you're perfectly placed for an abundance of amenities. Minutes away is Winchelsea Road, home to a fantastic lineup of local favourites including Joyau wine bar and Wild Goose Bakery. Head towards Leytonstone and you'll uncover even more culinary gems like Homies on Donkeys, Mum Likes Thai Food and Le Regret.

WHAT ELSE?

- Leyton tube is less than a mile, ensuring you can easily nip to central London on the Central line, while Leytonstone High Road is as close, where you can get the Suffragette Overground. Forest Gate is also a short stroll, where you have access to the Elizabeth line.

-As well as all the lovely amenities in the area, you'll never be stuck for essentials since the Leytonstone High Road is a block or two north. Westfield is also within easy reach. -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, while Wanstead Flats is a short stroll away, ideal for runners, dog walkers and weekend picnickers.



A WORD FROM THE OWNER:

"This home has meant a great deal to us and leaving it will be bittersweet. In winter, we gather around the warmth of the log burner with evenings curled up on the sofa playing board games or watching a good film, while in summer the air conditioning keeps the bedrooms cool on warmer nights. The house fits everyday life and has always offered a retreat from the world outside.

The garden has been our oasis: secluded, sunny, and filled with planting that changes through the seasons. Wisteria climbs through the tree, its purple blooms contrasting with green foliage. White roses trace the fences, while Annabelle hydrangeas lift and fold like giant pom poms. Lavender and jasmine add colour and scent. It has been our sanctuary for morning coffees, long lunches in the sunshine, and evenings laughing with friends.

We will miss Elsham Road just as much as the house. It is a warm and welcoming street where neighbours have become friends.

Our walks often begin with coffee at Tamping Grounds, and pastries from the Dusty Knuckle are hard to resist. The Leytonstone Tavern is a brilliant local pub, while The Wanstead Kitchen and Le Regret serve delicious food and wine.

Woodpeckers can often be heard between the playing fields and Wanstead Flats. Wanstead Park and Epping Forest offer walks so peaceful that, at times, it is hard to believe you are still in London.

We have loved every moment in this home, but it is time for our next adventure."

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Reception Room

15'2" x 23'10"

Kitchen

9'3" x 13'11"

Bedroom

14'11" x 10'10"

Bathroom

9'6" x 4'5"



Bedroom

9'9" x 6'2"

Bedroom

9'5" x 13'11"

Garden approx 4.9 x 10



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