

GROVE GREEN ROAD



LEYTONSTONE, E11

Theydons.

HOME STORY



Beautifully renovated by the current owners to an exceptional standard, this elegant four-bedroom terraced home offers stylish living in one of Leytonstone's most convenient locations. Just a short walk from Leytonstone Central Line station, local bus routes and excellent cycle links, it provides effortless connections into the City and beyond.

The local neighbourhood is right on your doorstep, with popular spots including Unity Café, the Heathcote & Star and Filly Brook all within easy reach, while nearby Leytonstone High Road offers an excellent selection of restaurants, cafés, shops and everyday conveniences. Whether you're picking up essentials from M&S Foodhall, Tesco or Aldi, meeting friends for coffee, or enjoying an evening out, everything you need is close at hand. The popular pedestrianised Francis Road area is also close by, renowned for its mix of independent eateries, artisan cafés and boutique shops, adding to the area's strong sense of community and village-like charm.

For those who enjoy spending time outdoors, the beautiful green spaces of Hollow Ponds and Epping Forest are just moments away, providing the perfect setting for weekend walks, morning runs, cycling adventures or simply unwinding in nature.



THE STORY CONTINUES...



Approximately a 15-minute walk away, the thriving Leyton Midland/Tilbury Road area is home to a variety of independent businesses, including Tun Neighbourhood coffee shop, the popular Chop Shop tavern, and Chunk Provisions Gelateria

Great access to local amenities & transport links incl. Central Line tube

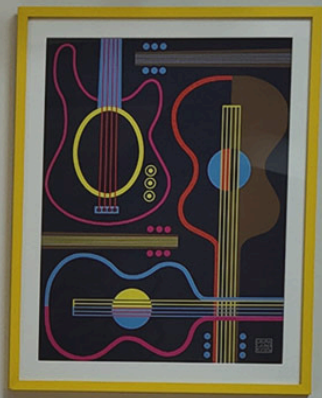
Close to High Road shopping & major supermarkets

Walking distance of the picturesque Hollow Ponds & Epping Forest

Road links incl. A12, A406 & M11

Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village





A HOME FULL OF
CHARACTER AND
CONTEMPORARY
COMFORT



RESIDING HERE



The Heart of the Home

Undoubtedly the centrepiece of the property is the stunning open-plan kitchen, dining and family room. Designed with modern living in mind, this impressive space is filled with natural light from multiple skylights and large windows, creating a bright and uplifting atmosphere.

The beautifully appointed shaker-style kitchen offers an extensive range of fitted cabinetry, quality quartzite work surfaces, integrated appliances and a range-style cooker with stainless steel extractor, combining style with everyday functionality.

Characterful exposed beams add warmth and architectural interest, while the generous dining area provides ample room for family meals and entertaining. Beyond, a comfortable seating area creates a natural space for relaxing, resulting in a layout that effortlessly brings people together. Finished with attractive oak-effect porcelain tiles with underfloor heating and a calming neutral palette, this exceptional room balances elegance, practicality and sociable living in equal measure.

Thoughtfully Designed Living Spaces

Continuing through the hallway, a door beneath the staircase provides access to the cellar, while further along you will discover a particularly useful utility room. Fitted cabinetry, plumbing for a washing machine and a sink create a practical extension of the kitchen, helping to keep daily household tasks neatly tucked away from the main living areas.

A conveniently positioned ground-floor WC adds further practicality, ideal for busy family life and visiting guests alike.



A Home Full of Character and Contemporary Comfort

A charming gated front garden leads to the front door, opening into a welcoming entrance hallway.

An Elegant Reception Room

The principal reception room is a wonderful blend of period character and contemporary design. A bay window draws in an abundance of natural light, creating a bright and inviting atmosphere throughout the day. Bespoke fitted shelving and cabinetry provide both style and practicality, while warm wood flooring, which has been insulated and tasteful décor, enhance the room's refined yet comfortable feel.

At its heart sits an attractive fireplace with a wood-burning stove, creating the perfect focal point for cosy evenings and relaxed gatherings. High ceilings and generous proportions further amplify the sense of space, making this a room that is equally suited to entertaining as it is to everyday family life.

First Floor Accommodation

To the first floor, the third bedroom is positioned at the top of the stairs and enjoys pleasant views over the rear garden. Currently utilised as a home office, the room offers excellent flexibility and would work equally well as a guest bedroom or nursery, depending on individual requirements.

A Boutique-Inspired Family Bathroom

The family bathroom has been beautifully designed, combining timeless style with high-quality period-inspired finishes. Premium Burlington sanitaryware and elegant chrome fittings complement a stylish pedestal wash basin, panelled bath with shower screen and fitted shower.

Marble classic metro tiling and patterned floor tiles create a luxurious boutique-hotel feel, while a large frosted window allows natural light to fill the room without compromising privacy. The result is a sophisticated and practical family bathroom, finished to a great standard.

The first floor is completed by a generously sized second bedroom featuring an attractive fireplace, alongside the impressive bedroom to the front. A bright bay window enhances the sense of space and light, while the room offers ample space for wardrobes, drawers and additional furnishings, creating a comfortable and well-proportioned retreat.

A Private Top-Floor Sanctuary

Stairs rise to the second-floor loft conversion, where a further spacious double bedroom awaits. Enjoying views over the rear garden and illuminated by two large roof windows, this peaceful space feels wonderfully bright and airy.

The bedroom flows seamlessly into a sleek en-suite shower room, while useful eaves storage provides practical solutions for everyday living.

Outdoor Living

To the rear, the property enjoys a generous garden designed for both relaxation and entertaining. A combination of lawn and paved seating areas creates distinct spaces to enjoy throughout the seasons, while a brick-built barbecue provides the perfect setting for outdoor dining and summer gatherings.

FINER DETAILS



Asking Price: £925,000

Freehold

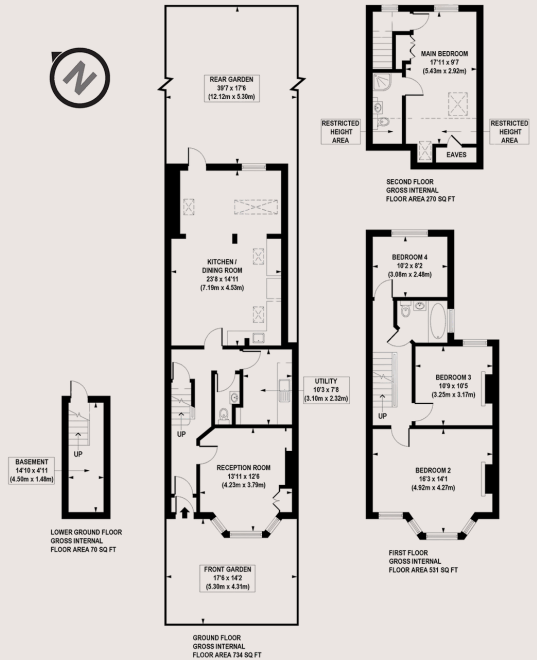
Council Tax Band: C





HOME FEATURES

- Elegant four-bedroom terraced home
- Freehold
- Close to the popular pedestrianised Francis Road area
- Beautifully renovated by the current owners
- Located within easy reach of local amenities
- Walking distance of Leytonstone Central Line tube station
- Brimming with period features adding character to the home
- Gated front garden
- Inviting entrance hallway
- Access to cellar
- Spacious bay-fronted living area incl. feature wood burner
- Large utility room
- Ground floor WC
- Stunning open-plan kitchen / dining / family room
- Three good size bedrooms to first floor
- Elegant first floor bathroom suite
- Bright main bedroom / loft conversion
- En-suite shower room to main bedroom / loft conversion
- Lovely rear garden with paved seating area & outdoor BBQ area
- EPC Rating D



APPROX. GROSS INTERNAL FLOOR AREA 1605 sq. ft / 149.17 sq. m (Including Restricted Height Area & Eaves)
 APPROX. GROSS INTERNAL FLOOR AREA 1537 sq. ft / 142.81 sq. m (Excluding Restricted Height Area & Eaves)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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