

*For memories made
and memories to come.*

BARFIELD ROAD, BUSHWOOD E11

“The living room is flooded with light thanks to a large bay fitted with bespoke Roman blinds, while a beautiful working fireplace with a blue Wedgwood tile surround acts as a focal point.”

You're bound to get a good feeling about this character-packed Victorian house, set in Leytonstone's sought-after Bushwood neighbourhood, before you even set foot inside. Original tiling to the front path and porch walls lead to the reclaimed front door, with plenty more period features to admire inside including restored timber floorboards, cornicing and cast-iron

fireplaces. These combine seamlessly with contemporary touches and tons of storage to create a comfortable and stylish home.

All the sash windows are double-glazed with long-lasting uPVC frames, and the house was completely rewired in 2017, with a new boiler and central heating installed at the same time.

On the ground floor, the living room at the front is flooded with light thanks to a large bay fitted with bespoke Roman blinds and a window seat with concealed storage beneath. Attractive cornicing overhead is met with original floorboards underfoot, while a beautiful working fireplace with a blue Wedgwood tile surround acts as a focal point with useful shelving and storage built into the alcoves either side.

“The spacious bathroom complements the rest of the house perfectly, blending traditional details like tongue and groove panelling with contemporary elements.”

Behind, the dining room also has original wooden boards, and is light and bright with a double-glazed sash window overlooking the patio. Although the dining and living room are currently separate, many nearby homes have removed the shared wall to create a flexible, open plan living space. There's plenty of storage in here as well: shelving on both sides of the chimney breast and in the fireplace, while doors under the

stairs open to reveal three cupboards, one with plumbing for a washing machine.

The sunny kitchen at the back is kitted out with Shaker-style units, integrated Bosch appliances, wooden worktops, smart metro wall tiles, and cork tiles on the floor. Light comes from a double-glazed window, and a double-glazed door opening onto the garden.

On the first floor, the original laundry cupboard on the landing provides further storage, and the space in the loft can be accessed via a ceiling hatch – reached via a white-painted staircase fitted with a sisal runner.

Here you'll find two good-sized bedrooms and a family bathroom, all with carefully

restored exposed timber floorboards. The primary bedroom is a lovely big and bright room, with two double-glazed sash windows and a cast-iron fireplace with tiled hearth. Bedroom two is also a double, with built-in shelving and views of the garden from its double-glazed sash window.

The spacious bathroom complements the rest of the house perfectly, blending traditional details like tongue and groove panelling with contemporary elements including a wall-mounted chrome towel radiator, a ceramic basin with large vanity and a shower over the bath with a rainfall head.

The low-maintenance, approximately 25ft garden is a true highlight and a real

suntrap. It catches the sun from morning until early evening, and the cobblestone patio is the ideal spot for al fresco meals. A few steps lead down to a gravelled area that's lined with shrubs, and then to a contemporary timber-clad pod with light, power and a window looking back to the house. Currently used as an office, it's equally suitable as a hobby room, gym or yoga studio.

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LIVING ROOM



DINING ROOM



KITCHEN



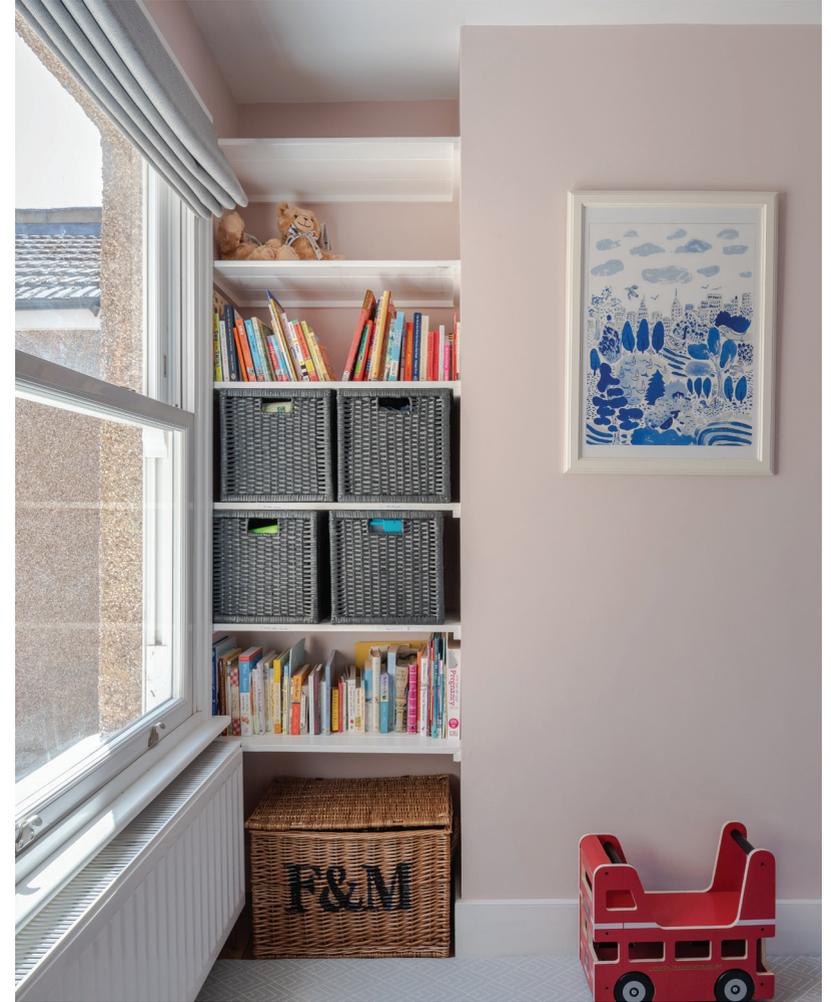
ENTRANCE HALL / STAIRS



LANDING



PRIMARY BEDROOM



BEDROOM



BATHROOM



GARDEN



GARDEN POD / HOME OFFICE



FRONT OF HOUSE

THE NEIGHBOURHOOD



Wanstead Flats

Bushwood is loved by locals for its community spirit and convenience for green space, shops, cafés and public transport. The very active residents' association organises events throughout the year, and the entrance to Wanstead Flats – the southernmost tip of Epping Forest – is five minutes' walk from Barfield Road.

You're spoilt for choice when it comes to places to eat, drink and grab a takeaway on Leytonstone's High Road, also just round the corner. The Red Lion and The Birds are atmospheric pubs, and don't miss District Mot for Vietnamese food, or Stone Pizzeria and Yard Sale for some of the best pizza this side of Naples. Getting around is easy with Leytonstone tube (Central Line) a six-minute walk, and eleven minutes to Overground trains from Leytonstone High Road station.

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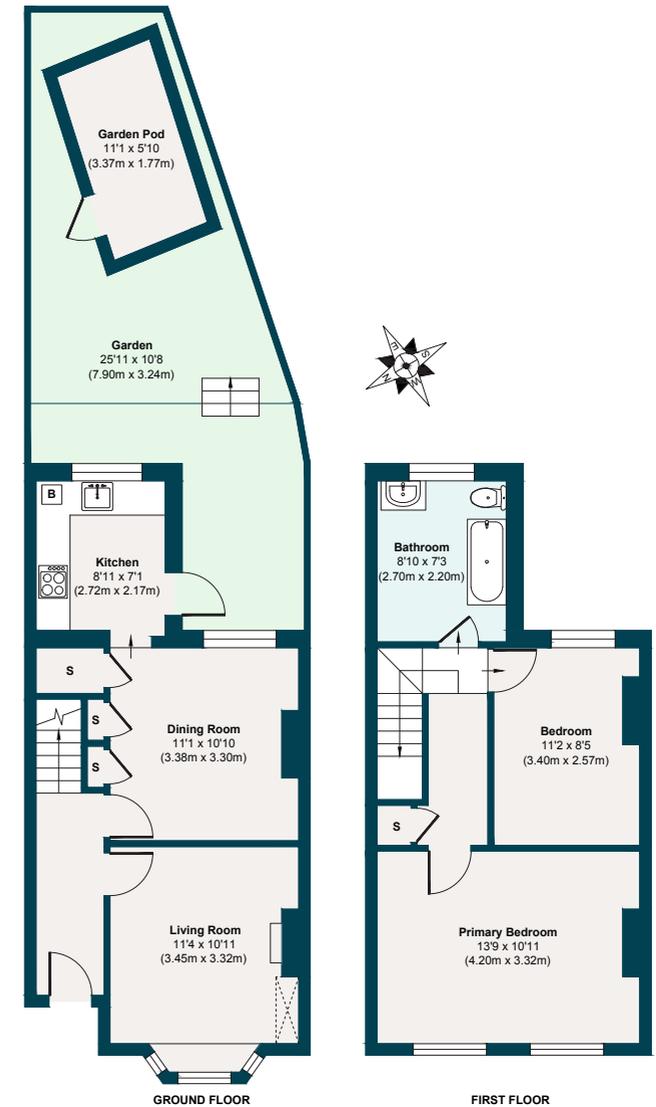
APPROXIMATE FLOOR AREAS

Ground Floor
412 SQ. FT
(38.35 SQ. M)

First Floor
415 SQ. FT
(38.64 SQ. M)

Gross Internal Floor Area
827 SQ. FT
(76.99 SQ. M)

Illustration for identification purposes only, measurements are approximate, not to scale.



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