

*For memories made
and memories to come.*

CHENEYS ROAD, LEYTONSTONE E11

“Polished floorboards and white walls dramatically contrast with a contemporary anaglypta coved ceiling painted in Farrow & Ball ‘Calke Green.’”

Beautiful and practical, this charming four-bedroom period family home offers both style and substance, with the convenience of Wanstead Flats, Leytonstone High Road and excellent transport links just on your doorstep.

Inside, you'll discover plenty of Victorian details – from restored original fireplaces and floorboards to generous proportions matched by high coved ceilings. Farrow & Ball paintwork in sophisticated neutral tones, together with the careful inclusion of bold patterns and colours, creates a striking modern home that's respectful of its period heritage.

In the last few years, the current owners have extended into the loft, adding two bedrooms and a bathroom, and simultaneously refitting the first-floor bedroom. The kitchen was rewired; and

new brass and stainless-steel power sockets and light switches, ground-floor doors and rear French doors were all installed. The property also features a new Worcester Bosch combi boiler and double glazing throughout.

The house has instant kerb appeal with an attractive traditional frontage of varied brick, stone lintels and a bay window with slim foliage columns. Follow the elegant Victorian-style tiled path to find a recessed panelled front door painted in Farrow & Ball ‘Railings’ with brass furniture, including a fox-shaped knocker.

Step through into a hallway with stairs rising to the first floor, and a door to the left reveals a stunning open-plan living and dining room, lit by a canted bay at the front, and a tall casement window at the back, both fitted with bespoke wooden Venetian blinds. Here, polished floorboards and white walls to picture rail height dramatically contrast with a contemporary anaglypta coved ceiling with two central rose fittings, painted in Farrow & Ball ‘Calke Green’. A pair of lovingly restored Victorian fireplaces add to the cosy and welcoming feel.

“Black granite floor and marble wall tiles provide a luxurious backdrop to the wet room-style walk-in rainfall shower.”

The layout flows past a handy understairs cupboard into a tastefully modern fitted kitchen overlooking the side return, with monochrome patterned floor tiles and LED recessed and under-cabinet lighting. Black-painted cup-handled cabinets - with deluxe solid oak worktop and a white tiled splashback with contrasting grouting - run along one wall, providing plenty of storage. There's a porcelain Butler sink and drainer, stylish matte black mixer tap, plus space below the window for an optional eating area. Integrated appliances include a Bosch oven and induction hob with integrated extractor, plus a fridge freezer and dishwasher.

Head through a rear vestibule with more storage space and access to the garden

to find the adjoining part-tiled shower room. There's housing for a washing machine alongside a walk-in shower enclosure and a Butler-style sink within a slimline vanity unit incorporating a loo.

Up the soft grey carpeted stairs to the lower level of the first-floor landing, you'll discover a stunning fully marble-tiled family bathroom with recessed downlights, in-built storage, and a part-obscured window to the garden. It features a deep freestanding bathtub with stylish chrome freestanding shower mixer tap, and a wet-room walk-in rainfall shower enclosure. There's also a pedestal basin and mirrored cabinet, close-coupled loo, and a generously sized chrome heated towel rail.

On the upper level lies the spacious front-facing master bedroom, which runs across the full width of the house. The double-fronted windows with bespoke fitted blinds supply plenty of light, while the alcoves contain both integrated storage and space for a freestanding

wardrobe. The walls are painted a calming duck egg blue, and the blocked-off fireplace could easily be reopened.

Next door lies the second double bedroom, with a window overlooking the garden. With soft carpet underfoot, picture rails and an original wardrobe, the fireplace here could also be reinstated if desired.

Continue now into the fabulous loft conversion, accessed via a full staircase brightened by a skylight. The front double has two Velux windows with integrated blinds, so it's lovely and sunny in the summer and cosy in the winter. The rear double has a big casement window, with both rooms sharing matching vertical flat-panel radiators, contemporary oak doors and recessed downlights.

In the third and final bathroom, black granite floor and marble wall tiles provide a luxurious backdrop to the wet room-style walk-in rainfall shower, chrome heated towel rail, wall-mounted basin and

close-coupled loo. The loft also comes with a large, useful storage area. Outside, Farrow & Ball 'Down Pipe' paintwork to the extension pairs with a cheerful ochre yellow paved terrace and pathway, which lead to a low maintenance landscaped garden enclosed by new timber fencing.

This delightful entertaining space has been planted with heritage roses, mature shrubs, herbs and hanging baskets for year-round colour and interest. A shed and a second, seating area lined with artificial grass lie to the rear, with the side return offering plenty of room to store bicycles or outdoor furniture.

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DOUBLE RECEPTION - LIVING AREA



DOUBLE RECEPTION - DINING AREA



KITCHEN



UTILITY



SHOWER ROOM



GARDEN



PRIMARY BEDROOM



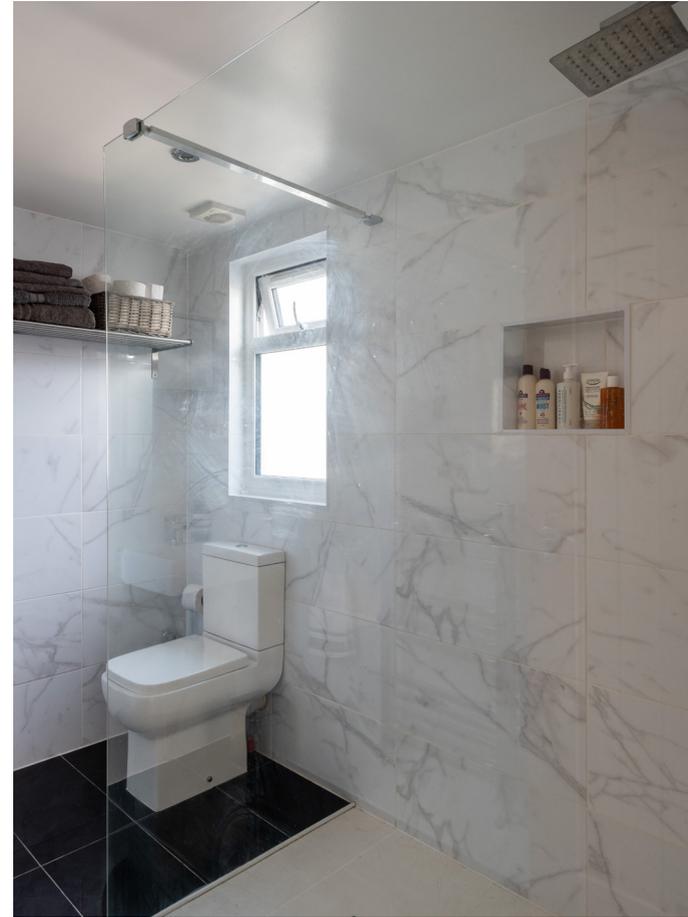
BEDROOM



BATHROOM



BEDROOM



SHOWER ROOM



BEDROOM

FRONT OF HOUSE



CHENEYS ROAD, LEYTONSTONE E11

APPROXIMATE FLOOR AREAS

Ground Floor
487 SQ. FT
(45.30 SQ. M)

First Floor
397 SQ. FT
(36.93 SQ. M)

Second Floor
323 SQ. FT
(30.10 SQ. M)

Gross Internal Floor area
1207 SQ. FT
(112.33 SQ. M)

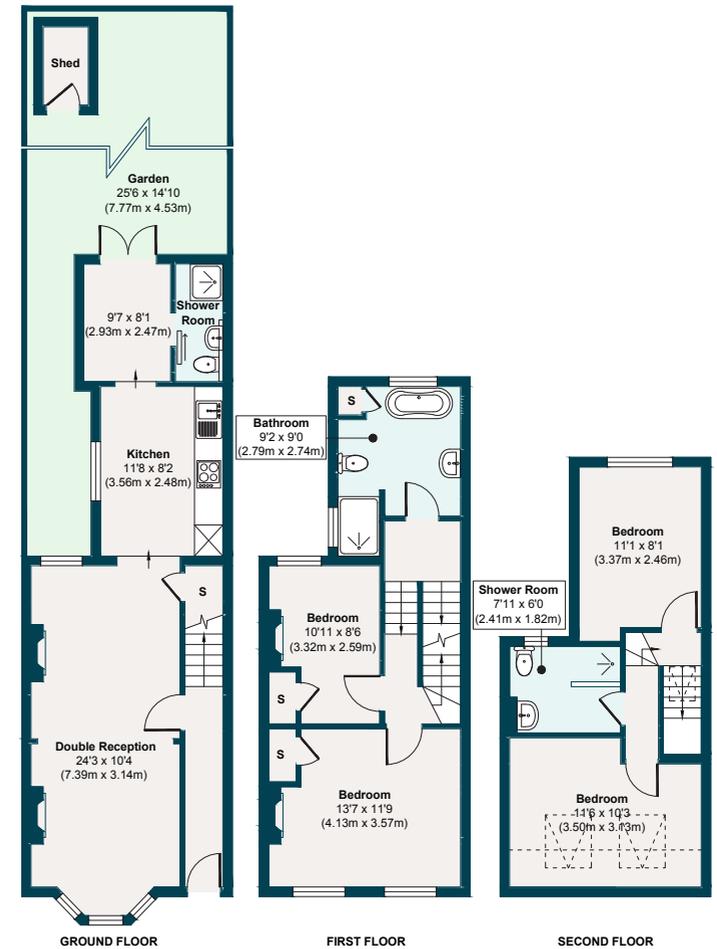


Illustration for identification purposes only, measurements are approximate, not to scale.

THE NEIGHBOURHOOD

Just minutes from High Road and within striking distance of Forest Gate and Wanstead, Waltham Forest is nestled in the heart of a thriving food and drink scene. Whether you fancy a toastie from Arch Rivals or a coffee and a Danish pastry at Patch Café - just down the road in Cann Hall Park - you're spoilt for choice.

Local pubs The Red Lion and Leytonstone Tavern are great for food. Rookwood Village pub is also a close-by favourite of the current owners. Singburi and Mora over on Leytonstone High Road are well-loved for their respective Thai and Italian cuisine. The owners also recommend the organic Sunday farmers' market in the Buxton School car park and Wanstead farmers' market.

Alternatively, pick up lunch from Yard Sale Pizza to fuel a ramble around the Jubilee Pond and Wanstead Flats - a wonderful outdoor green space. The Olympic Park, canals, and Hackney Marshes are also just a short distance away.

Leytonstone tube (on the central line) can be reached by foot in around 14 minutes. Leytonstone High Road Overground is around 10-minutes' walk. Leyton tube, Forest Gate

(destined to be a stop on the new Crossrail link) and Wanstead Park Overground stations are all approximately a 20-minute walk.

Nearby Stratford International offers a fast train (6 minutes) to Kings Cross, plus DLR to London City Airport (17 mins) or Stratford, with Central, Jubilee, DLR and Overground, and a 10-minute train to Liverpool Street from Maryland.

Ofsted-rated 'Outstanding' local schools include Colegrave Primary, Davies Lane Primary, and Forest Gate Community School. Just five minutes from home, Jenny Hammond Primary and Buxton School are both rated 'Good' by Ofsted.

Jubilee Pond



A NOTE FROM THE OWNERS



"This is a very comfortable home that's great for entertaining family and friends. We love the vibrant local community, amazing cafés, restaurants and bars, shops, parks, and the new TFC supermarket on High Road."

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