
Leyspring Road, Bushwood E11

- ◆ Superbly extended four/five-bedroom 1930s house
- ◆ Two stylish bathrooms & 3rd WC/utility
- ◆ Quiet, end-of-terrace position
- ◆ Open-plan layout downstairs
- ◆ Light-drenched kitchen with UFH & remote operated roof light
- ◆ Crittall-style doors to a peaceful 45-foot renovated garden
- ◆ Brand-new double glazing throughout
- ◆ Moments from Wanstead Flats

Welcome to this beautifully extended four/five-bedroom 1930s house, quietly positioned at the end of a terrace just a stone's throw from the open green spaces of Wanstead Flats and a short walk from Tube and Overground services.

Thoughtfully and sensitively refurbished throughout in 2021-22, this much-loved family home has undergone an extensive and complete programme of works. This included full rewiring and a new fuse box, new Ideal combi-boiler with smart-controlled central heating serving traditional column radiators with a brand-new central heating system.

The heat is retained by brand-new high-performance double glazing in every window, while the kitchen benefits from remote and Wi-Fi-controlled underfloor heating. Bespoke joinery features throughout – from the kitchen cabinetry to the skirting, doors and bannisters – with elegant Corston architectural ironmongery complementing the home's 1930s heritage.

At the heart of the house lies a light-drenched kitchen with Crittall-style doors opening onto a peaceful, newly landscaped garden. The two original reception rooms have been opened up to create one generous, flowing living space, whilst soft, neutral tones throughout provide the perfect canvas for family life.

There are two stylish bathrooms (the family bathroom new in 2021, the loft

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bathroom new in 2025), a ground-floor WC/utility, and considered finishes at every turn.

STEP INSIDE – CRAFTED INTERIORS, TIMELESS VICTORIAN DETAIL

Set on a leafy street, the property enjoys a prime end-of-terrace position with a generous front garden. Low-maintenance gravel and paving are framed by a low brick wall, painted white to match the exterior with its impressive bay and oriel windows, whilst a red brick path leads to the restored front door – complete with Banham locks and charming stained glass.

Step inside to a welcoming hallway with pale engineered wooden flooring that flows throughout the ground floor and walls finished in Paint & Paper Library’s warming

‘Soba’. A white-painted staircase, fitted with a cream carpet and with useful storage tucked beneath, rises to the upper floors.

Ahead, a WC/utility room with built-in storage combines everyday functionality with considered design: stylish Bert & May tiling sits alongside paintwork in Farrow & Ball’s ‘Slipper Satin’ and Atelier Ellis’s ‘Plum’. A toilet, basin, granite worktop and space for separate washing machine and tumble dryer complete the set-up.

To the right, the generous living room continues the ‘Soba’ palette from the hallway, creating a seamless, fresh and wonderfully light feel. A huge bay window, fitted with beautiful wooden shutters, floods the space with natural light and lends a real sense of scale.

Meanwhile, ceiling spotlights and a mounted TV point add modern convenience without compromising the room’s simplicity. The open-plan layout flows effortlessly into a central dining area, illuminated by a stylish central light and

full-height aluminium-framed windows with one-way screening blinds to the side.

A small step down leads into a showstopping kitchen. Walls are finished in Atelier Ellis's 'Triple Warm White' with mounted period lights providing a calm, luminous backdrop for the bespoke cabinetry: Howdens units and cupboards with Naked doors, fitted with elegant Corston architectural handles, a Mandarin Stone splashback, and white quartz worktops with grey veining.

Light pours in from bespoke powder-coated aluminium-framed windows and 180-degree double Crittall-style doors, whilst an enormous remote-operated 1500mm Velux rooflight, complete with rain sensor, adds further brightness from above. In summer, with both the rooflight and double doors thrown open, there's a wonderful sense of being entirely at one with the outdoors. Wi-Fi-controlled underfloor heating ensures year-round comfort, whilst Bose ceiling speakers set the mood for cooking or entertaining

around the enormous central island bar.

There is an impressive suite of appliances: a Neff double oven, a Bora downdraft induction hob (externally vented), a Bosch integrated fridge and freezer, a Siemens wine fridge, a Bosch Wi-Fi-enabled dishwasher, and a Quooker tap providing instant filtered drinking water and boiling water on demand.

Upstairs, the first-floor landing is finished in Atelier Ellis's 'Triple Warm White', with soft cream carpet that flows seamlessly into all the bedrooms on the upper floors. To the front, a generous king-sized bedroom is decorated in Atelier Ellis's warm 'Plaster Pink', with bespoke plantation shutters dressing the broad bay window and built-in wardrobes

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“A generous king-sized bedroom is decorated in Atelier Ellis’s warm ‘Plaster Pink’, with bespoke plantation shutters dressing the broad bay window.”

providing ample storage. A swagged pendant and a mounted light above the bed add a touch of elegance.

At the rear, a double bedroom overlooks the garden, painted in Little Greene’s ‘Joanna’ and featuring lower wall panels, laid vertically to echo the sleek column radiator. Period-style mounted reading lights flank the bed, whilst an oversized aluminium-framed picture window draws the eye to the peaceful outlook beyond.

The third room on this floor offers flexibility as a single, home office or nursery, finished in Little Greene’s ‘China Clay’. A charming oriel window with a wooden sill and plantation shutters brings character and lovely natural light.

In the family bathroom, the walls are painted in Little Greene’s ‘China Clay’ and clad in Mandarin Stone Hoxton vertical tiles, with marble floor tiles adding a luxurious finish. Lusso Stone brushed gold fittings and taps feature throughout, including to a recessed rainfall shower with a matching brushed gold door, a double-ended bath positioned beneath a rear window dressed with wooden shutters, a wall-mounted basin, and a sleek Crosswater back-to-wall toilet. A brushed gold heated towel radiator and recessed spotlights complete this spa-like retreat.

A matching white-painted staircase with cream carpet rises to the loft, where new Velux windows, replacement double-glazing to the dormer and a glazed rooflight above the loft stairs fill the space with natural light. Walls are painted in Little Greene’s ‘Joanna’, creating a calm, cohesive feel. Currently configured as a combined bedroom and nursery, this layout is ideal for families with children but would also work well as a double bedroom with a separate dressing area. Additional door configurations could easily be introduced to allow a fifth double

bedroom to have its own private access from the landing. The space is divided by a stud wall only, providing flexibility to open it up into a generously sized, dual-aspect primary suite, should future owners wish.

The loft bathroom is finished in Little Greene's 'Portland Stone', with Mandarin Stone Hoxton wall tiles and marble beehive floor underfoot. Crosswater fittings include a shower, tap and toilet, maintaining the high specification found throughout the rest of the home.

OUTDOORS – ARCHITECTURAL LANDSCAPING FOR MODERN LIVING

The 45-foot rear garden enjoys a wonderful western aspect, catching the sun from midday through until sunset and bathing the lawn in light all afternoon.

On a quiet road such as this, the garden truly comes to life in summer, offering a peaceful, private oasis filled with colour and fragrance, while a side gate provides convenient access to the front garden.

Step out through the Crittall-style doors

onto a London Stone patio with a powder-coated French drain and contemporary Philips Hue exterior lighting which allows for a full spectrum of coloured lights to suit the mood or party. Matching stone walls frame steps rising to a newly laid lawn. At the rear, raised timber decking offers a further seating area, with a storage shed tucked neatly to one side.

The planting has been thoughtfully curated, with shrubs and flowers selected to blossom consecutively from early spring through to late summer, ensuring colour and interest for months on end. Mature and semi-mature specimens include a white-flowering lilac, a plum tree, dogwood, a Chinese windmill palm, a blue blossom, and Himalayan honeysuckle – lending a lush, almost tropical feel.

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SENNEN

CORNWALL













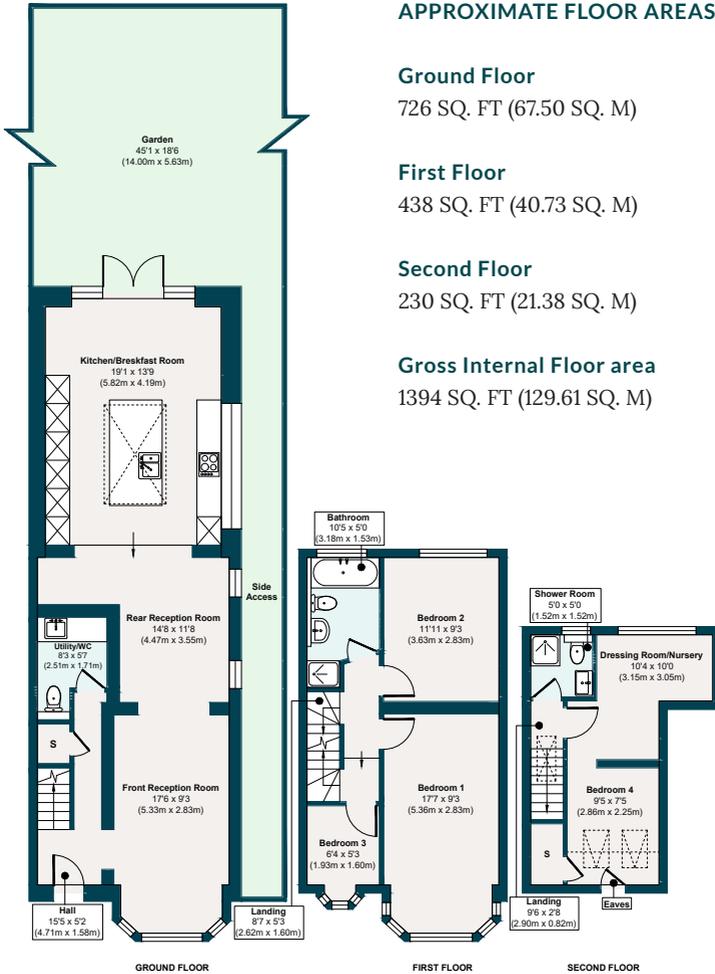








Leyspring Road, Bushwood E11



APPROXIMATE FLOOR AREAS

Ground Floor

726 SQ. FT (67.50 SQ. M)

First Floor

438 SQ. FT (40.73 SQ. M)

Second Floor

230 SQ. FT (21.38 SQ. M)

Gross Internal Floor area

1394 SQ. FT (129.61 SQ. M)

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

The neighbourhood



GETTING AROUND

Leytonstone Tube (Central Line) is a 10-minute walk, and Overground services are reachable in 15 minutes at Leytonstone High Road.

IN THE NEIGHBOURHOOD

Bushwood has a wonderful mix of long-

term residents and newer arrivals, who are quickly welcomed into its vibrant community. Just a six-minute walk from High Road, with its cluster of local favourite hangouts, you'll never be short of places to wine and dine. Some top spots include The Old Crown (previously known as The Birds) and The Red Lion pubs, Wild

Goose Bakery (try the carrot cake), as well as Bushwood's excellent local tavern, The North Star. The newly opened M&S is just an eight-minute walk away.

Don't forget to try Panda Dim Sum and Calamity Tank – a great wine bar hosting a Mexican fried chicken pop-up every Friday night. Other highlights include Bocca Bocca for authentic Neapolitan pizza, Back to Ours for coffee, and Homies on Donkeys for some of London's best tacos.

The property is also close to Wanstead's bars and restaurants (stop by Provender) and Forest Gate (check out Ramble and The Wanstead Tap). Only moments from home, you can explore Wanstead Flats,

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with Henry Reynolds Gardens a short walk away. The Olympic Park and Hackney Wick also offer many family-friendly activities and retail shopping opportunities.

SCHOOLS

Nearby schools include the Ofsted-rated 'Good' George Tomlinson Primary School, Our Lady of Lourdes, and the 'Outstanding' Davies Lane Primary School, nine minutes on foot.



A note from the owners

“The house is so special to us, it has provided so many memories for our growing family and has been such a beautiful place to live. We will truly miss the house and the area so much.

“We invested so much into making the house both a functional space for a family but also took great care in choosing appliances and fittings that we felt would make the experience living here both joyous and unique. The summers are particularly special when the ground floor is flooded in sunlight and having the doors and rooflight open bring a wonderful feeling of serenity. We wanted to make the kitchen and island the heart of our home and have great memories of both entertaining friends and family meals together with our favourite music.

Wanstead Flats is really lovely for picnics in the summer or snowy walks in winter and we have been so lucky so have so much open space right on our doorstep. Being so close to nature in such a quiet part of London has been a magical experience, and we really hope that whoever lives here after us enjoys being in this beautiful home as much as we have.’



Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

MORTGAGES

Contact: Oliver Dulson
Title: Mortgage & Insurance Broker
Company: Mortgage and Money Management
Info: 01920 821333 | oliverdulson@mandmm.co.uk

Contact: Lee Cawley
Title: Founder
Company: Victoria Park Mortgages
Info: 020 3441 3084 | lee@victoriaparkmortgages.co.uk

SOLICITORS

Contact: Jack Bending
Title: Partner
Company: JE Baring & Co Solicitors
Info: 020 7242 8966 | jackbending@jebaring.co.uk

Contact: Laura Scullion
Title: Conveyancing Executive
Company: Barretts Law Ltd
Info: 020 3649 0550 | lscullion@barrettslaw.co.uk

SURVEYORS

Contact: Jason Tubridy
Title: BSc(Hons) AssocRICS - Surveying Director
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Contact: Ronnie Campbell
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