
Cheneys Road, Leytonstone E11

- ◆ End-of-terrace Victorian house
- ◆ Four double bedrooms
- ◆ Two stylish bathrooms
- ◆ Loft suite with dressing room
- ◆ 26-foot southwest-facing garden
- ◆ Modern dining kitchen
- ◆ New uPVC double-glazed sashes
- ◆ Under 20-min walk to Tube & Elizabeth line
- ◆ Easy access to Wanstead Park/Flats

Full of joy, light, colour and character, this welcoming four-bedroom Victorian house has a lovely feel and flow. Located on a friendly tree-lined residential street in a low-traffic neighbourhood, it's just a stone's throw from leafy Wanstead Flats and walkable to both the Tube and Elizabeth line and a host of independent shops and eateries.

Over the last few years, the current owners have fitted new double-glazed uPVC sashes; converted the loft to add an extra bedroom and bathroom; and undertaken an extensive NICEIC-certificated refurb of the home's electrics. They also replaced most of the radiators with column-style versions; added

antique-brass internal door handles; and decorated throughout with a cohesive palette of Farrow & Ball shades in a soft, muted 'Dead Flat' finish, chosen to suit the property's age.

One of the prettiest on the street, the house has kerb appeal in spades. Set behind a rendered wall, it greets you with a traditional London stock brick frontage, pleasingly offset by dramatic dark masonry in Farrow & Ball's 'Railings'. Open the metal gate and follow the monochrome patterned tiled path to an arched recessed porch, where climbing hydrangea frames a pink panelled front door with a gilded numbered transom and playful pineapple door knocker.

STEP INSIDE – COLOUR AND COMFORT

Once inside, the restored floorboards in the white-walled hallway flow past a space for coats into the cosy living room. With

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walls, woodwork and coving in cocooning ‘Red Earth’ by Farrow & Ball, it’s brightened by a large bay with new sash windows with frosted lower panes for privacy. Other details include a ribbon pendant light and a tall, modern anthracite grey radiator.

Returning to the hall, the floorboards continue into the second reception. With walls painted in ‘Pink Ground’, it looks out to the garden through a sash window with bespoke white Venetian blinds. There’s a pendant light fitting and modern radiator, while you’ll also find a fun blackboard feature wall and the door to a useful understairs storage and coat cupboard.

The feeling of light and space continues in the dining kitchen, where the floorboards step down onto stylish polished concrete. The room is lit by a side-facing anthracite wooden-framed window and matching wide bifold doors that open onto the decking

beyond, for a wonderful indoor-outdoor feel.

Contemporary glossy grey handleless cupboard fronts pair with a marble-look worktop and white metro tiles laid with charcoal grout to the splashback. Scaffolding-style open shelving, a trio of copper pendants and a pair of modern light fittings are a design-led touch, while practical features include a one-and-a-half-bowl stainless-steel sink with a chrome mixer tap and flexible hose.

Integrated appliances include a fridge-freezer and microwave, alongside a Cuisinemaster range oven with a steel overhead extractor, a Bosch dishwasher and an Ikea washer-dryer. There’s also a radiator in the dining area, and the boiler (a Vaillant ecoFIT pure 830, installed in October 2022) is also discreetly housed here.

Returning to the hallway, take the staircase – with stripped timber treads and risers painted in Farrow & Ball’s ‘Railings’ – to the first floor, where sanded floorboards begin and continue into the primary bedroom.

Running the full width of the front of the house, it’s lit by two large sash windows.

Colour has been used across the property to give each room a distinct personality, and here the walls, woodwork and ceiling have been drenched in ‘Sardine’ by Farrow & Ball for a restful vibe. There’s also a pendant light fitting and a tall anthracite flat panel radiator.

The second double bedroom is adjacent and enjoys views over the garden through a sash window with bespoke navy whale-print roller blind. The walls here are ‘Mizzle’ by Farrow & Ball, while neutral carpet runs underfoot. You’ll also find a pendant fitting and a tall anthracite radiator to match those elsewhere.

Moving towards the rear of the plan, the family bathroom is lit by a side-facing, anthracite wooden-framed window. White metro tiles to the walls, and blue, grey and white geometric-patterned floor tiles form the backdrop to a traditional-style suite: a wall-hung basin with chrome mixer tap; a close-coupled loo; and a freestanding bath with clawed feet, a rainfall shower, and a folding glass screen.

A third carpeted double bedroom sits to the rear. Currently being used as a home office, it would work equally well as a

nursery or a child’s bedroom. With useful bespoke birch ply shelving, a modern grey flat panel radiator and a garden-facing casement window fitted with a blush leaf-print roller blind, the walls are drenched in Farrow & Ball’s ‘Stiffkey Blue’ for a calm and focused feel.

Take a second staircase, painted to match the first, to the second-floor loft conversion, where a central skylight over the hallway helps bring in plenty of fabulous natural light, and floorboards sourced to echo the originals run underfoot. Ahead, you’ll find a walk-through dressing area, with a pair of full-height deep wardrobes with attractive green knobs; and beyond this, through a pocket door, lies the luxurious second bathroom.

This super stylish space is flooded with light from both a tall, slimline frosted window and an amazing skylight positioned directly above the walk-in wetroom-style shower

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(featuring a frameless glass screen and a rainfall showerhead). White penny hexagon floor tiles run underfoot, while the jewel-toned Ca' Pietra emerald green crackle-glaze wall tiling is complemented by walls painted in Farrow & Ball's 'Pink Ground'. The bronze brassware and rimless wall-hung toilet are by Milano, while the basin features a wall-hung timber vanity. Other design details include a bronze towel rail radiator, a bank of useful bespoke wall storage, and a pair of fluted glass and brass wall lights.

At the front of the house, the fourth, dual-aspect, white-painted double bedroom (with a feature wall in striking 'Calke Green') could easily serve as the primary, and is bathed in beautiful light from both a pair of front-facing Velux and anthracite French doors opening onto a Juliet balcony with garden views. A bank of bespoke inbuilt wardrobes and cabinets has handles to match the dressing room. There's also a white column-style radiator and access to further handy storage under the eaves.

OUTDOORS – SPACE TO UNWIND

Outside, the southwest-facing garden extends to over 26 feet and enjoys the sun from late morning until sunset in the summer. Enclosed by slatted baton fencing,

a brick-laid side return steps up to a timber-decked patio seating area, level with the kitchen doors, for lazy days of entertaining in the sunshine. The current owners tell us it feels like an extra room in the warmer months and is perfect for parties.

Beyond, the well-kept, lush grassy lawn is bordered with raised sleeper-edged beds. The mature planting scheme is anchored by a row of small trees that provide privacy, shade and colour: a dwarf cherry which provides delicious cherries in June and pretty spring blossom; a Japanese acer ('Deshojo'); a garrya elliptica and a white chiffon hibiscus.

Surrounding climbers include honeysuckle, jasmine and a clematis, providing vertical interest, while alliums and tulips create pops of purple and pink in spring, alongside flowering perennials, including dahlias, roses and lavender, providing gorgeous colour throughout the summer and autumn.

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Cheney Road, Leytonstone E11

APPROXIMATE FLOOR AREAS

Ground Floor

496 SQ. FT (46.11 SQ. M)

First Floor

425 SQ. FT (39.54 SQ. M)

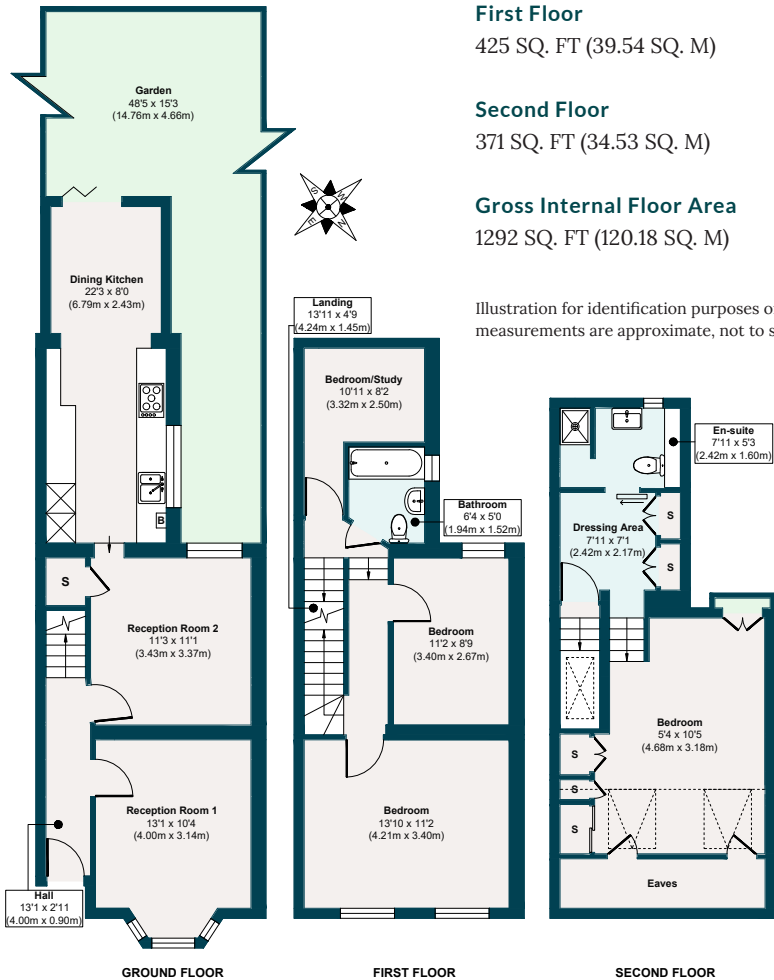
Second Floor

371 SQ. FT (34.53 SQ. M)

Gross Internal Floor Area

1292 SQ. FT (120.18 SQ. M)

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



The neighbourhood



Wanstead Flats

GETTING AROUND

Leyton Underground for the Central line is just a short walk away, with the Elizabeth line available in the other direction at Maryland rail station – reachable by foot in 19 and 22 minutes respectively – or the 257 bus, which stops round the corner on the High Road (four minutes' walk). From here, it's just a short journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village. Various local bus stops run regular services to Stratford, too.

Leytonstone High Road (Overground) is also nearby (12 minutes). Stratford International is also a short bus ride away, from where the high-speed Javelin train takes you to St Pancras International in seven minutes.

IN THE NEIGHBOURHOOD

Cheneys Road is part of a quiet pocket of Victorian streets between the lower end of High Road, Leytonstone and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood also provides a

beautiful carpet of bluebells every spring.

Alternatively, run through Hollow Pond and beyond, exploring the forest trails, or head to Langthorne Park for pools, wildlife, basketball courts, a play park and an outdoor gym. You are also just 1.5 miles from the Olympic Park with all it has to offer.

Within a six-minute walk is the lovely Leytonstone Tavern (a favourite of the current owners – check out the fantastic burgers and roasts). Tamping Grounds for coffee, Kotch for pizza, and The Rookwood Village pub, with its stylish interior, deck, and electronic darts, are also close by. Stroll a few minutes further to explore Winchelsea Road's artisanal food and drink scene, including the Wild Goose Bakery for custard tarts.

Local sellers often recommend Le Regret for tasty morning coffee and pastries or wine in the evening; Joyau for chic dinner or wine in the sun; and Earl's in the skatepark for legendary sandwiches.

The High Road is only a few minutes' walk away and has many cafés and

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convenience stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca Bocca or Yard Sale. Other local favourites include Sunday roasts at the Holly Tree pub, after-work drinks at Mammoth taproom, the Leytonstone arts trail, and Cann Hall Park, with its coffee shop, play areas and skatepark.

SCHOOLS

The popular Jenny Hammond Primary School is just five minutes on foot and rated 'Good' by Ofsted. Davies Lane Primary School is a short walk away (14 minutes) and is rated 'Outstanding'. You'll also find Buxton School within an eight-minute stroll and a few nurseries nearby.

A note from the owners

“We love this place so much – it’s light and expansive in the summer, and cosy in the winter. Whether it’s snuggling down for a film in the front room, or drinking a glass of wine in the garden on a long June evening, with the bifold doors wide open as parakeets fly overhead from Wanstead Flats around the corner, we’ve made some amazing memories here. It’s where we lived when we got married, and when our son was born. We hope whoever is lucky enough to buy it enjoys it just as much as we have.”



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