



Cheneys Road, Leytonstone, Greater London, E11 3LN

Offers In Region Of £625,000



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This three-bedroom Victorian home on Cheneys Road offers a west-facing garden, and no onward chain. The property has been previously rented and would now benefit from some updating.

The property has been opened up with a bright and spacious 22-foot through reception room, with large bay window allows for natural light. High ceilings enhance the sense of space, with under stairs storage. To the rear, the property has a large kitchen and dining area. Adjacent to the kitchen is a ground-floor shower room, which could continue to serve as a utility space. Upstairs, the first floor provides three bedrooms and a shower room. The Master bedroom spans the full width of the property and benefits from large fitted wardrobe. The loft offers additional storage and potential to extend (STPC). Outside, the property enjoys a low-maintenance west-facing garden, ideal for enjoying afternoon and evening sunshine.

Location:

Cheneys Road is ideally positioned transport links. London Overground at Leytonstone High Road Station (approximately 0.7 miles), Leytonstone Underground Central Line is around 1.1 miles away. The Elizabeth Line is also within easy reach via Maryland Station and Forest Gate Station, both approximately a mile away.

For outdoor space, the vast open greenery of Wanstead Flats, part of Epping Forest, is nearby and offers acres of open heathland ideal for walking, running and cycling. The landscaped parklands and sporting facilities of Queen Elizabeth Olympic Park are also easily accessible.

Shopping, dining and entertainment options can be found at Westfield Stratford City, one of Europe's largest urban shopping destinations.

The area is also well served by popular local schools, including George Tomlinson Primary School, Davies Lane Primary School, and Leytonstone School, making the location appealing for families.





Garden

A **west-facing rear garden**, ideal for enjoying the **afternoon and evening sun**. The garden is **mainly paved**, creating a low-maintenance outdoor space perfect for seating and entertaining. Along the side of the garden are **planted borders with bedding plants**, adding colour and greenery to the space. A **shed is positioned at the end of the garden**, providing useful storage for tools and outdoor equipment.

Kitchen

A generously sized kitchen offering excellent space for cooking and day-to-day living. The room features **tilled flooring and neutral coloured walls**, with a range of **base and wall-mounted units fitted along two walls**, providing ample storage and worktop space. Currently fitted with **oak cupboard fronts**, the kitchen has a slightly dated feel but remains highly functional, offering a great opportunity for modernisation. A door from the kitchen **leads directly out to the garden**, creating a practical connection to the outdoor space.



Bathrooms

The property benefits from bathroom facilities on both floors. **Downstairs**, there is a **fully tiled wet room** comprising a shower area, **WC and wash hand basin**, offering practicality and easy access. **Upstairs**, the bathroom is fitted with a **shower, WC and wash hand basin**, and features **tilled flooring with clean white walls**, creating a bright and functional space.



Bedroom

Upstairs the property offers **three generously sized double bedrooms**, making it an ideal home for families. Each room features **carpeted flooring, neutral coloured walls, and double-glazed windows**, creating bright and comfortable spaces. While the rooms would benefit from some modernisation, they offer excellent proportions and great potential for buyers to update to their own taste. The **principal bedroom** further benefits from **fitted wardrobes along one wall**, providing useful built-in storage.

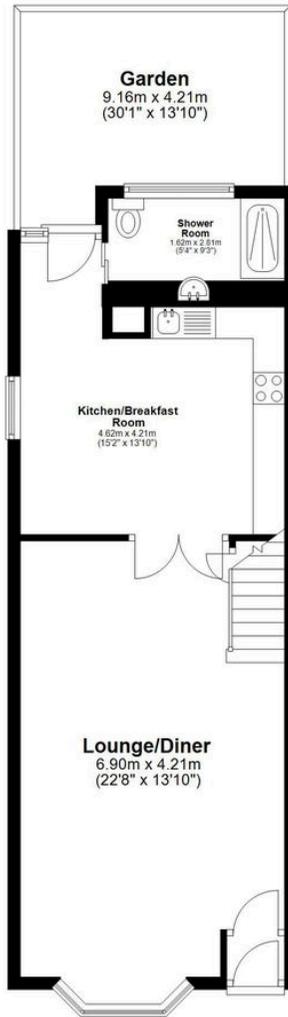
Open Plan Lounge/Diner

Spacious and versatile **22 ft lounge/diner** featuring a **large bay window to the front**, allowing plenty of natural light to fill the room and creating a bright, welcoming atmosphere. The space is finished with **modern laminate flooring** and **neutral décor**, providing a clean and contemporary feel while offering a blank canvas for a range of interior styles. Generous proportions allow ample room for both comfortable seating and a dedicated dining area, making it ideal for relaxing, entertaining, and everyday family living.



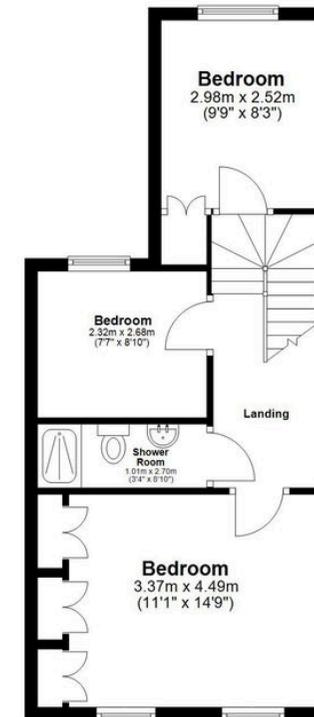
Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 92.1 sq. metres (991.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Cheneys Road

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