



- Sitting Room
17'9" x 13'9"
- Kitchen
10" x 7'4"
- Dining Room
12" x 10'7"
- Entrance Hall
33'10" x 4'3"
- Lounge
19'5" x 13'7"
- Lean To
13'9" x 6'5"
- WC
- Bedroom
19'3" x 18'1"
- Bedroom
12'3" x 10'7"
- Bathroom
9'1" x 8'6"
- Bedroom
10'5" x 7'3"
- Bedroom
13'9" x 10"
- Cellar
12'6" x 9'8"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



CHADWICK ROAD, LEYTONSTONE

Offers In Excess Of £1,000,000 Freehold 4 Bed House - Semi-Detached



Features:

- Four Bedrooms
- Semi-Detached
- Upper Leytonstone Location
- Moments from Epping Forest
- Close to Leytonstone Station
- Three Reception Rooms
- Downstairs W/C
- Large Loft for Storage
- Side Return

An immensely spacious, four bedroom Edwardian semi-detached, just two minutes from the wild, wide open green space of Epping Forest. You have a wealth of vintage features, a private rear garden and multiple, exceptional spaces for hosting.

Leytonstone High Road is around ten minutes on foot, offering a wide range of bars and restaurants, from Homies on Donkeys (great tacos) to the stately Red Lion Public House, Hotel and Ballroom, perfect for delicious Sunday roasts.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step past that handsome period frontage and you'll find a wealth of hosting space, all with the generous proportions and high ceilings of the period. You'll be stretching out in over 1800 square feet of living space ñ the front lounge alone is over 250 square feet, bright and airy with pristine white walls and a huge bay window. There's also a striking vintage hearth and timber mantel.

With a separate 120 square foot dining room and a second generous lounge to the rear, you've no shortage of hosting options. Step outside, via the bifolding patio doors in the latter, and you also have a splendid spot for al fresco entertaining. Your rear garden's home to a handsome, BBQ-perfect raised brick patio, descending to and sweeping around an expanse of lawn. There's also a substantial shed, great for storage.

Back inside and your kitchen is a sleek, contemporary space with boxfresh appliances and gleaming fitted cabinets, below glossy dark countertops. Your ground floor's completed by a handy lean to and space WC. Upstairs your master bedroom is a huge 340 square feet with fitted timber wardrobes and heaps of natural light. Two more substantial double bedrooms and a generous,

eighty square foot single complete the sleeping arrangements, while your family bathroom is pristine in black and white tiling.

Outside, Leytonstone tube station is just a half mile on foot and will get you to Liverpool Street in fourteen minutes, putting the City well within half an hour door to door. A few minutes' walk in the opposite direction takes you to Epping Forest, perfect for morning jogs and evening strolls. You also have Hollow Pond just a little further on. Hire a row boat here for one of the most relaxing ways we know to spend a Sunday afternoon.

WHAT ELSE?

- You have fourteen primary/secondary schools within easy walking distance, all rated 'Outstanding' or 'Good' by Ofsted.
- Just five minutes walk away is the Sir Alfred Hitchcock Hotel, the perfect place for a quiet pint as you watch the sun go down over Epping Forest. Here also where you'll find The Rear Window restaurant, for fine dining from the team behind The Ivy
- You have off street parking and drivers can be on the North Circular in less than ten minutes. Finally, with both a cellar and large loft, there's a wealth of extra storage space.



A WORD FROM THE OWNER...

"Chadwick Road was our home as two young professionals and then, as we grew into a family of five, it was a warm hub filled with love and laughter. It has a unique combination of attributes which make it the perfect house in an exceptional location with endless potential. The house is deceptively large and is bursting with period features. At the back, the bifold doors from the living room open onto a patio and a generous low maintenance garden. Inside it has 3 doubles and a single bedroom. The master bedroom is arguably one of the most spacious bedrooms you will ever see with a huge bay window which allows light to flood the room. The house has a side-access and off street parking. Chadwick Road is a no through road meaning that it is incredibly peaceful and only 100 metres from the front door you will find yourself on the beautiful Wanstead Flats. A 150 acre woodland with lakes and picnic areas perfect for family time. It is a 5 minute drive from a large supermarket and a bustling highstreet full of shops, restaurants and cafés. The house is advantageously situated at only a 15 minutes drive away from the M11 motorway and a 3 minute drive or a 10 minute walk from Leytonstone Tube Station. Only 5 stops on the underground will take you to the financial district of Liverpool street and 11 stops will see you in the heart of London at Oxford Circus. It is also convenient for Crossrail which provides a high-frequency commuter rail and rapid transit system that crosses the capital. And is only two stops away from the Olympic Park and the Westfield Shopping Centre. We hope that the new owners of Chadwick Road will make as many happy memories as we did!"

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