



Directions

Viewings

Viewings by arrangement only. Call 02089892091 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approx Gross Internal Area = 156.2 sq m / 1 681 sq ft



Ref :
 Copyright **BLEU PLAN**
 The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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7 Hartley Road, Leytonstone, E11 3BL

Offers Over £1,100,000

- Victorian, five double bedroom home
- Three bathrooms
- Stunning kitchen/diner/family room
- Ground floor W.C
- 0.2 Miles from Leytonstone High Road
- Rarely available Bushwood area
- Two characterful formal reception areas
- Separate 'hidden' utility room
- Cellar
- 150 Yards from forest land

7 Hartley Road, Leytonstone E11 3BL

Proudly positioned in a prime location in the highly sought after area of Bushwood, Petty Son and Prestwich are delighted to offer for sale this exceptionally spacious five double bedroom period home with due South facing garden.



Council Tax Band: E



Located on Hartley Road in the very popular, but rarely available, Bushwood area of Leytonstone, idyllic forest land lies within sight at the end of your road, yet Leytonstone High Road is a short 0.2 mile walk away. This beautiful Victorian home offers an extraordinarily peaceful setting and yet is within easy reach of Leytonstone Central Line tube station (0.5 miles), the A12, A406, M11 and M25 and fantastic nursery/schooling facilities – the ideal location for commuters and young families.

Beautifully appointed inside and out, starting with an exposed brick façade inset with sash windows, the home has been sympathetically renovated and extended by the current owners. Original wood flooring runs throughout the majority of the ground floor, with a large double reception providing two fantastic spaces in which to entertain. The formal reception area to the front boasts a central and fully operational gas fire with bespoke cabinetry either side and beautiful plasterwork overhead, with the rear reception area offering plenty of space as a second sitting area, playroom or formal dining room. Moving towards the back of the home, a small flight of steps leads you to an exceptionally spacious ground floor shower room and W.C and access to a handy cellar, perfect for additional storage needs.

The rear of the home has been extended to the rear and into the side return to provide a truly stunning kitchen/dining/family room, complete with herringbone tiled floor with wet underfloor heating. A separate, hidden utility room lies discreetly behind the kitchens large inbuilt larder cupboard and fridge/freezer, providing yet further storage and space for a freestanding washing machine and tumble drier, allowing you to use the noisier utility items at any time of day. The bespoke, solid wooden kitchen with composite worktop is laid out with family life in mind, providing a large island with breakfast bar but providing surrounding space for a 6 seater dining table and small seating/play area to the end. There is plenty of space to fit a large range cooker and range of high end appliances are inbuilt, including an American style Fisher and Paykel fridge/freezer, dishwasher, Quooker boiling/filtered water tap and butler sink. Thanks to the home enjoying a sunny, Southerly aspect the kitchen/family room is flooded by natural light from morning until late

evening, with Crittall effect bi-fold doors connecting the sandstone patio, greatly increasing the entertaining space on offer in the warmer months.

To the first floor there are three double bedrooms, the principal of which is particularly impressive spanning the entirety of the front of the home, and a family bathroom. The loft has been converted to provide a further two double bedrooms, the larger of which benefits from air conditioning, en-suite with underfloor heating and eaves space.

EPC Rating: D66
Council Tax Band: E

Reception Room One
14'7 x 12'5

Reception Room Two
11'6 x 10'4

kitchen/diner
19' x 10'11

Bedroom One
16'2 x 14'7

Bedroo Two
17' x 10'4

Bedroom Three
11'6 x 10'6

Bedroom Four
13'2 11'1

Bedroom Five
10'1 x 10'6