

Total area: approx. 82.9 sq. metres (891.9 sq. feet)

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Plan produced using PlanUp.

Cheneys Road

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PETTY SON & PRESTWICH
EST.1908









Cheneys Road, Leytonstone

Offers In Excess Of £625,000 Freehold

- Victorian terraced house
- Through lounge
- Period features
- Fully tiled, first floor bathroom
- One mile or less to the Overground, Central and Elizabeth Line
- Three bedrooms
- Charming West facing garden
- Contemporary kitchen
- Room to further extend into the loft and rear (STPP)

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Cheneys Road, Leytonstone

Petty Son & Prestwich are pleased to offer this handsome three-bedroom Victorian home on Cheneys Road, combining beautifully preserved period character with thoughtful modern improvements, a wonderfully private west-facing garden and excellent potential to create further living space (STPP).

3 | 1 | 1 | D | Council Tax Band: C







Behind its exposed-brick Victorian façade, traditional Minton-tiled pathway and neatly clipped box hedge, the house has a warmth and character that continues throughout. Bespoke timber double-glazed sash windows have been carefully chosen to complement the architecture of the property, while original fireplace and other period details sit comfortably alongside considered contemporary updates.

The entrance hall opens into a bright and generously proportioned through reception room. At the front, the sitting room is arranged around an original period fireplace, with bespoke fitted shelving and cabinetry providing both character and storage. The second reception space creates a natural dining room, while retaining the flexibility to be used more informally as part of the main living space. Beyond is a contemporary kitchen featuring two opposing runs of cabinetry, generous worktop space and range cooker.

A glazed door draws the eye outside and provides direct access to one of the house's particularly appealing features: its west-facing garden. Enjoying the afternoon and evening sun, the garden feels unusually private for London, with no properties directly overlooking it. A deck immediately behind the house provides space for outdoor dining, leading onto a lawn framed by established cottage-style planting and mature borders. A garden shed provides useful storage, while an external WC adds further practicality.

Upstairs are three bedrooms. The principal bedroom spans the front of the house and is full of period character, with twin sash double-glazed custom windows, an original fireplace and ample room for built-in wardrobes. A second double bedroom overlooks the rear garden, while the third bedroom makes an attractive child's room, nursery or home office. A fully tiled family bathroom completes the first floor. High-quality carpets and hardwood flooring were newly installed throughout within the past year.

The loft currently offers valuable storage but also presents an opportunity to add further accommodation, subject to the necessary consents. Together with the potential to extend elsewhere (STPP), this gives the house considerable scope to evolve with its next owners. Cheneys Road is well placed for both green space and the amenities of East London.

Transport connections are available to the Central line from Leyton Underground station 1 mile away as well as Leytonstone High Road Overground station, approximately 0.7 miles away. The Elizabeth Line is also easily accessed from Maryland and Forest Gate, both approximately one mile from the property, providing fast connections to Central London, London Heathrow and beyond Wanstead Flats Conservation Area is close by, offering an exceptional expanse of heathland, woodland and lakes, while Queen Elizabeth Olympic Park, Westfield Stratford City provide world class sporting, leisure, shopping and dining options.

The local area has also developed a thriving independent food and drink scene, giving this part of East London a distinctly neighborhood feel. Leytonstone itself is home to speciality coffee shops, artisan bakeries and independent bars, while nearby Francis Road has become a destination for its cafés, delis, wine bars, independent shops and weekend food market. Local favourites include Mattcup Roastery and Wild Goose Bakery, with the railway arches around Leyton Midland Road adding craft breweries and taprooms to the mix.

EPC Rating: D58
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Lounge/ Diner
24'8 x 11'1

Kitchen
12'2 x 8'1

Bedroom
11'3 x 14'4

Bedroom
11'2 x 8'7

Bedroom
6'1 x 8'6