Harvey Road, Leytonstone

Offers In Excess Of £650,000 Freehold

- Three-bedroom period Cottage
- Large through lounge
- Upgraded boiler, windows and doors within recent years
- 0.2 Miles from Leytonstone Central Line Station
- Moments from Leytonstone High Road
- Modern kitchen
- Cottage garden
- 0.2 Miles from Wanstead Flats

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Harvey Road, Leytonstone

Tucked away just off Leytonstone High Street, we're absolutely thrilled to present this charming three-bedroom Victorian cottage – brought to you by Petty Son & Prestwich.

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

Perfectly positioned for both convenience and greenery, this three-bedroom period cottage is a mere 100 yards away from Leytonstone High Road, which benefits from the recently opened M&S Food Hall, and Leytonstone Central Line station is just 0.2 miles on foot – making commuting into the City or West End a breeze. For those who crave outdoor space, you're also just a short stroll (0.2 miles) from the stunning Wanstead Flats – offering expansive green space, cycle routes and picturesque walks all year round; a true blend of urban buzz and natural beauty.

The home itself boasts the classic period cottage layout, thoughtfully opened up to suit modern living. The original reception rooms have been combined to create a generous through-lounge – a bright, airy space flooded with natural light thanks to the elegant bay window at the front and a stylish full-height window at the rear, offering lovely views over the garden. The sleek, contemporary kitchen leads through to a handy rear lobby and the family bathroom. Upstairs, you'll find three well-proportioned bedrooms. For those with an eye for reconfiguring space, there's scope to convert one of the bedrooms into an upstairs bathroom – freeing up the current bathroom and kitchen area to create a spacious kitchen-diner, should you wish to reimagine the layout.

Energy efficiency has also been given a recent boost, with an upgraded boiler, radiators, windows and doors installed in recent years – helping to keep the home warm and energy bills manageable.

To the rear is a private, low-maintenance cottage garden, currently laid with AstroTurf, ideal for those who prefer ease, but with real potential for anyone keen to roll up their sleeves and get planting.

Offered to the market chain-free, this is a brilliant opportunity for first-time buyers, upsizers or investors alike.

EPC Rating: C70
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception/Dining Room
24'4" x 14'

Kitchen
11'11" x 8'4"

Bedroom
14' x 11'2"

Bedroom
10'11" x 8'8"

Bedroom
12' x 8'4"