

Matcham Road | Leytonstone E11

*For memories made
and memories to come.*

MATCHAM ROAD, LEYTONSTONE E11

- ◆ End-of-terrace Victorian home
- ◆ Three bedrooms
- ◆ Bright & modern open plan living space
- ◆ Contemporary kitchen & bathroom
- ◆ Separate utility area
- ◆ Downstairs WC
- ◆ Private, part-walled 29ft rear garden
- ◆ Short walk to Leytonstone High Road

Only five minutes from Leytonstone's thriving high street and from the walking and cycling routes threading Wanstead Flats, this beautifully decorated Victorian home with a part-walled leafy garden fills a corner plot in a quiet residential street.

Inside, crisp neutral tones and new uPVC sash windows throughout combine with generous period proportions and high ceilings to fuse old with new, while the

wall between the front room and dining area was removed to maximise the flow and living space – ideal for families and those who enjoy entertaining.

The house greets you with a new bright blue door with new frame and chrome furniture adding a contemporary touch to the traditional London Stock brickwork, white-painted stone lintels, and the floral motifs to the bay window and the stone entrance arch.

“A new bright blue door with new frame and chrome furniture adds a contemporary touch to the traditional London Stock brickwork.”

“Cream walls and carpeting pair with white floating shelves for a cosy, contemporary feel.”

Partly screened by a mid-height brick wall, the patio sets the house and the tiled recessed porch back from the street, while an arched transom window (with house number) and glazed door panels brighten the hallway beyond.

Here, immaculate white walls and matching painted floorboards flow straight into the open plan living and dining room, where the high ceilings couple with a wide canted bay and a large rear sash to flood the space with natural light.

Fitted Venetian blinds to both windows and pendant lights allow you to easily adjust the ambience. Space beside the rendered chimney breast in the dining area and the Victorian cast-iron fireplace with tiled inserts and a marble mantelpiece in the living room make the perfect place for bookshelves.

This fresh and bright living space steps down into a sunny kitchen lit by recessed downlights and a wide casement window above a double ceramic sink with a pull-out coil tap.

Integrated appliances on hand include a NEFF oven below a five-ring gas hob with an extractor hood, a dishwasher, and space for a freestanding fridge-freezer. You'll also find a useful storage cupboard beneath the stairs.

Slate tiled flooring underfoot complements the grey shaker-style cabinetry on either side of the kitchen, while light wood worktops backed by glossy white metro tiles echo the glazed double doors opening to the garden in the utility.

The practical tiled flooring continues here, along with some extra worktop below another window to the side. There's also space for two laundry appliances and a two-piece WC to your right.

Returning to the hallway, take the stairs with the white-painted bannister to the

split-level landing, where the cream carpet underfoot continues into two doubles and one single – all warmed with cast-iron radiators to match the one on the upper level.

Above, bronze pendant bulbs illuminate your way to the primary bedroom, where two sash windows with fitted Venetian blinds overlook the quiet street. On either side of the rendered chimney breast, built-in wardrobes provide plenty of storage and chime with the wooden panelled doors linking the upstairs rooms.

In the second double bedroom, cream walls and carpeting pair with white floating shelves for a cosy, contemporary feel. A big sash, again with Venetian blinds, overlooks the side return, while in the rear single – currently a home office – another one frames a lovely garden view.

On the lower landing, you'll also find a bathroom lit by recessed downlights, featuring glossy green metro wall tiles with white grouting and chrome fittings to match the towel rail. Along with cream

floor tiles, they backdrop a deep panelled bathtub with a frameless glass-screened shower, a wall-mounted basin below a mirrored cabinet and Velux window, and a loo.

Back in the utility room, double doors open onto a stone patio and side courtyard, while a well-kept lawn with planted flower and shrub borders fills the rest of the 29ft garden. The climbing rose bush and California Lilac tree are particularly stunning in spring.

Meanwhile, neighbouring trees (including a blossom on the street), high fences, and a tall brick wall clad with climbers create a peaceful oasis for families and entertaining, with the sun appearing from midday. You'll also find a useful garden shed and a lockable side gate leading to Napier Road for convenient access by bike or on foot to the utility.

“A tall brick wall clad with climbers creates a peaceful oasis.”



DOUBLE RECEPTION - LIVING AREA



DOUBLE RECEPTION - DINING AREA



KITCHEN



PRIMARY BEDROOM



SECOND BEDROOM



THIRD BEDROOM



BATHROOM



GARDEN

FRONT OF HOUSE



MATCHAM ROAD, LEYTONSTONE E11

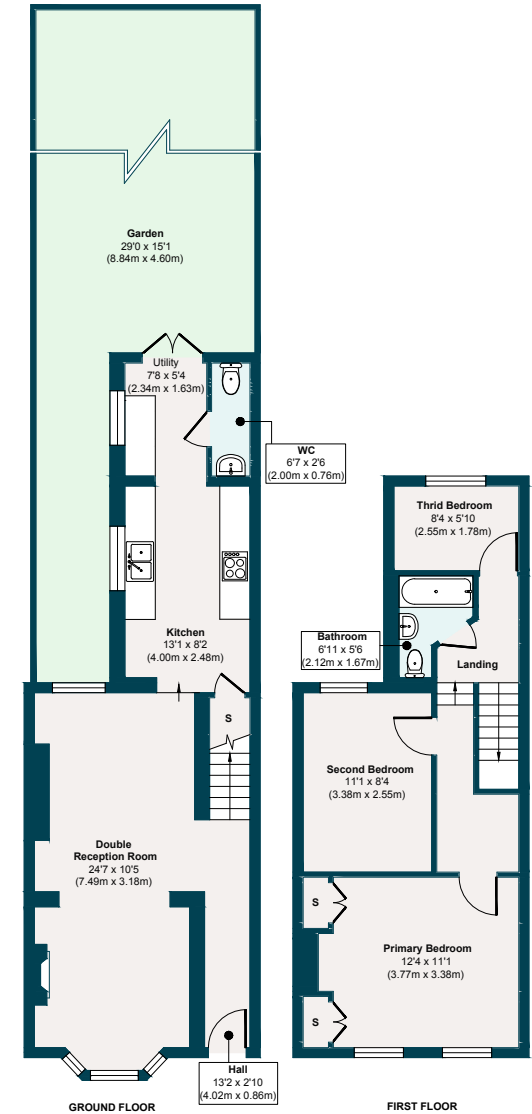
APPROXIMATE FLOOR AREAS

Ground Floor
506 SQ. FT
(47.03 SQ. M)

First Floor
431 SQ. FT
(40.04 SQ. M)

Gross Internal Floor Area
937 SQ. FT
(87.07 SQ. M)

Illustration for identification purposes only, measurements are approximate, not to scale.



THE NEIGHBOURHOOD



Matcham Road is part of a quiet pocket of Victorian streets between the lower end of High Road Leytonstone and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Langthorne Park is also just around the corner, with pools and wildlife to explore, basketball courts, a play park and an outdoor gym.

The popular Jenny Hammond Primary School is reachable in a few minutes and rated Good by Ofsted. Davies Lane Primary School is also a short walk away and is rated Outstanding. You'll also find a couple of nurseries nearby.

Within a few minutes' minute walk is the lovely Leytonstone Tavern (check out the fantastic burgers and roasts), as well as El Cafecito (serving Aussie breakfasts and coffee), Kotch for pizza, and The Rookwood Village pub with its stylish interior, deck, and electronic darts. Stroll a little further to explore Winchelsea Road's artisanal food and drink scene, including The Wanstead Tap, Pretty Decent Taproom and Wild Goose Bakery for custard tarts.

The High Road is only five minutes on foot and has many cafés and convenience stores at its southern end, along with

Leytonstone High Road Overground station. If you like traditional Neapolitan pizza, check out Bocca Bocca.

Other local favourites include Yard Sale Pizza, Sunday roasts at the Holly Tree pub, Singburi for famously good Thai food, after-work drinks at Mammoth Taproom, the Leytonstone Arts' Trail and the weekly local farmers' market beside Cann Hall Park, with its coffee shop, play areas and recently built skate park.

Leyton and Leytonstone Underground stations for the Central Line are both just a short walk away, with the Elizabeth

Line available in the other direction at Maryland rail station – also reachable by foot. From here, it's just a short journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee Lines, along with shopping, cinema and food at Westfield and East Village.

Various local bus stops run regular services to Stratford, too. Leytonstone High Road (Overground) is even closer, around twelve minutes away.

A NOTE FROM THE OWNERS

“We have loved living here, sitting in the garden while the sun sets in the evening and watching our kids grow over the years – including seeing our daughter belly-slide down the stairs as she learned to walk. There is a wonderful community of neighbours here and we’ve enjoyed numerous street parties and made friends for life. The ease of access to the huge green space of Wanstead Flats will also be sorely missed. We have several favourite pubs on our doorstep, including The Leytonstone Tavern and The Holly Tree – both a stone’s throw away.”



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