



For memories made  
and memories to come.

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## Forest Drive East, Upper Leytonstone E11

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- ◆ Handsome detached 1920s house
- ◆ Three bedrooms
- ◆ Large front & wraparound rear garden
- ◆ Two bathrooms (one WC)
- ◆ Spacious modern dining kitchen
- ◆ Separate utility room
- ◆ Plenty of storage & period features
- ◆ Close to green spaces
- ◆ Nearby Underground and Overground

With a beautiful frontage, spacious rooms and a lovely mix of modern and Art Deco period details, this three-bedroom detached 1920s house feels incredibly special, inside and out. Featuring a fabulous kitchen extension plus an additional utility, a large double reception, three good-sized bedrooms and two huge gardens, it's around a 15-minute walk to Underground and Overground services and within the catchment of several well-rated schools.

Detached with kerb appeal in spades, the striking house often draws compliments from passers-by, and it's easy to see why. With a characterful red brick exterior and white-painted stone lintels on the five large double windows, it's shielded

from the street by a low wall with an immaculately trimmed privet hedge.

The good-sized front garden features a grassy lawn bordered by flowerbeds, with mature leafy planting including Fatsia japonica, forsythia and euphorbia. A wide cast-iron gate opens to a paved path, leading to the part-glazed, deep red-painted timber front door.

### STEP INSIDE

The wide, welcoming hallway sets the tone for the rest of the property. Light and airy with a high ceiling, walls painted in 'Smoky Blue' by Sanderson, and warm-toned oak engineered flooring underfoot, there's plenty of space for coats and shoes. The layout downstairs has been cleverly planned to maximise storage at every turn, and you'll pass two handy understairs cupboards before entering the double reception room on your right.

*“Detached with kerb appeal in spades, the striking house often draws compliments from passers-by.”*

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*“Aluminium-framed bifolds open to the garden for an indoor-outdoor feel.”*

Filled with light from a pair of tall windows, the dove grey walls rise to a subtly coved ceiling with an antique-style brass chandelier, while the same oak flooring as the hallway runs underfoot. To the front, the focal point is an elegant green marble fireplace with a slate hearth with a gas coal-effect fire, while a pair of modern radiators provide warmth. To the rear, stunning bespoke floor-to-ceiling shelves and cabinets, built in 2022 by a local carpenter and painted a dusky blue, occupy one wall, serving as both storage and display.

Glazed French doors lead to the kitchen, allowing for an open-plan feel when desired. Extended to be the hub of the home, this wonderful space spans the full

width of the back of the house, providing ample room to cook, eat, and entertain. Aluminium-framed bifolds open to the garden for an indoor-outdoor feel, while further light spills in via a pair of skylights and a rear-facing window.

Glossy white handleless cabinetry – including a walk-in corner larder and large peninsula (with room to seat three) is complemented by a blue-grey quartz worktop, ice blue paintwork, a teal feature wall, and grey Amtico LVT flooring.

Integrated appliances include a steel Rangemaster Professional Plus range cooker, splashback and hood; a Samsung fridge-freezer; a Zanussi freezer and a Hisense dishwasher. You'll also find a steel one-and-a-half bowl sink with a chrome mixer tap and a glass splashback, as well as a hidden power point in case you wish to install a television in the future.

Returning to the hallway, double doors

open to a large, purpose-built coat cupboard to your left. The utility room to your right has plumbing for a washing machine and tumble dryer, alongside a shaker-style cupboard, worksurface and shelving. Adjacent, the WC is lit by a side-facing window and features pale blue walls and fitted shaker-style cabinetry, a concealed-cistern loo, and a basin with a chrome mixer tap.

Take the staircase with original Arts and Crafts spindles, a tactile polished timber bannister and a soft grey carpet, to the first floor. As a lovely touch, the internal doors here have all been stripped and refurbished, and are fitted with original Bakelite knobs.

The large primary bedroom has a peaceful feel, with stripped original pine floorboards and walls in 'Vert de Terre' by Farrow & Ball. Filled with light from a pair of wide front-facing windows, it contains a long radiator, a modern pendant with

a nod to Tiffany styling, and plenty of storage potential in the alcoves.

The original floorboards repeat in the second bedroom beyond. A great size, it's finished with 'Gardenia Blossom' painted walls, a radiator and a ceiling pendant, while the window enjoys leafy views of the garden outside.

Sitting beside the primary, the third bedroom looks out to the front garden through a window topped with a pretty curtain pelmet. Neutral carpet runs underfoot here, and there's also a radiator and pendant light.

*“The large primary bedroom has a peaceful feel, with stripped original pine floorboards and walls in Vert de Terre by Farrow & Ball.”*



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To the rear of the house, the modern family bathroom has a frosted window facing the garden. Neutral tiled walls and natural stone floor tiles provide the backdrop to a bath and a separate Merlyn quadrant shower with a sliding glass screen. There's a close-coupled loo, and a satin finish stainless steel radiator, as well as a taupe Tavistock vanity basin with chrome taps and a mirrored illuminated cabinet, which can be cleverly operated with just a wave of the hand.

Beside the bathroom, you'll find a cupboard with a Worcester Bosch condensing boiler, a hot water tank and access (via a hatch) to a partially boarded loft.

### OUTDOORS

Wrapping around the house, the fantastic south-facing garden enjoys the sun for most of the day. Spanning approximately 45 feet in width and 40 feet in length, the garden is enclosed by a curved brick wall (rebuilt in 2021) with side access through a recently fitted timber gate, and access to

Forest Road via a double gate at the rear.

Step out from the kitchen to an expansive, herringbone-brick-paved patio, perfect for entertaining. The grassy lawn – large enough to play badminton on in summer – is bordered by block-edged flowerbeds, planted with bee-friendly pollinators; various herbs (rosemary, sage, oregano, thyme and parsley); a good-sized rhubarb which flourishes every year; and foliage including lavender bushes and laurel.

Other practical details include a water tap, an outdoor electrical point, a compost heap and two sheds – one a large, brick-built structure ideal for storage, the other a bespoke timber shed.

*“Wrapping around the house, the fantastic 40x45-foot south-facing garden enjoys the sun for most of the day.”*

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## Double reception







## Double reception





## Dining kitchen





## Dining kitchen





Entrance hall



Hallway / WC



## Bathroom



Second bedroom





Primary bedroom





Third bedroom



## Garden

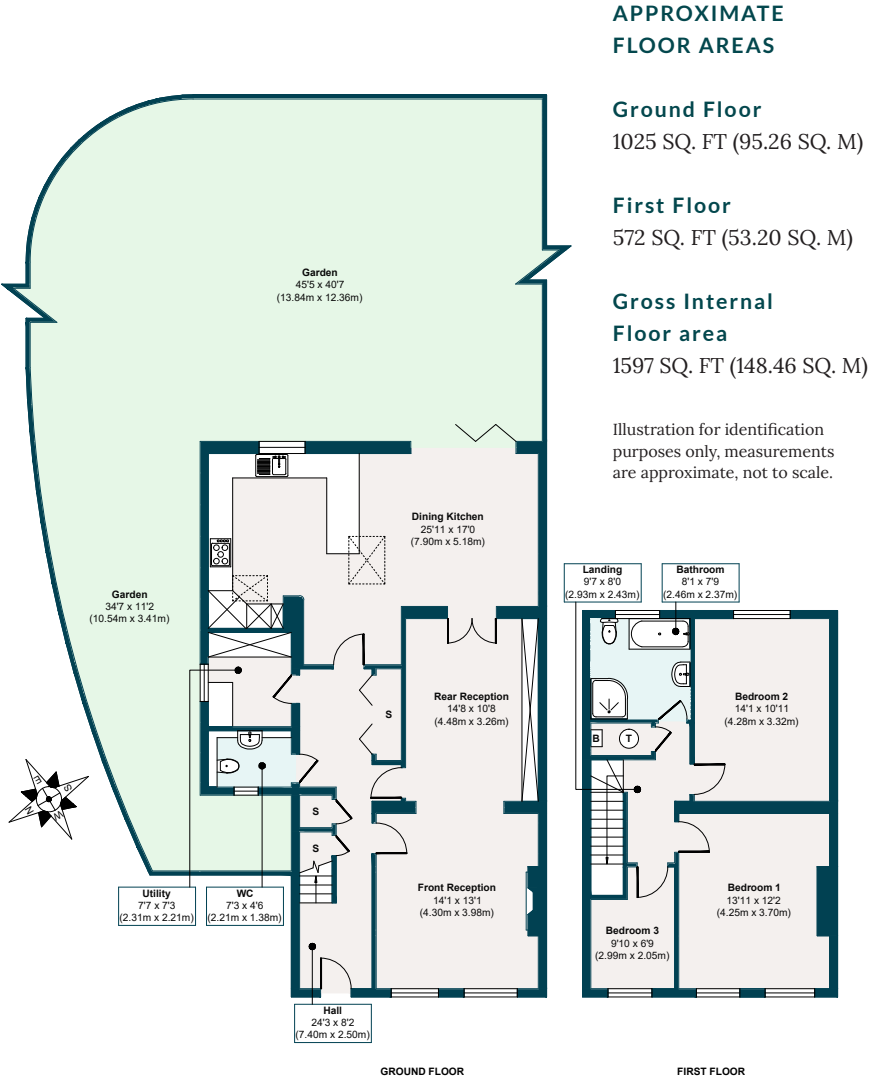




Front of house



Forest Drive East, Upper Leytonstone E11



## The neighbourhood



Hollow Pond, E11

### GETTING AROUND

Forest Drive East occupies a convenient spot in Upper Leytonstone, about a 14-minute walk from Leyton Midland Road station and around 15 minutes from Leytonstone Underground (Central Line – 24 hours at weekends). It is also just 1–2 minutes from bus stops served by the W12 (Walthamstow to Woodford Bridge),

W15 (Higham Hill to Hackney), and W19 (Walthamstow to Ilford).

### IN THE NEIGHBOURHOOD

The town centre is close by, where you'll find local favourites on the High Road, such as The Red Lion pub, Wild Goose Bakery, Yard Sale Pizza, Perky Blenders coffee and plenty more besides.

The current owners recommend Out of the Woods on Colworth Road, Homies on Donkeys for Mexican fare, Mum Likes Thai Food, and Panda Dim Sum. Other local sellers also often recommend Filly Brook, the Heathcote & Star, Nirvana Brewery, and Decanteur for drinks, as well as Burnt Smokehouse and the bar and restaurant at the Sir Alfred Hitchcock

Hotel; along with San Marino Café for great breakfasts, Fitness Hub Leytonstone for community-based fitness classes, Primrose Florists for flowers and plants, and Noted Eel and Pie House.

Some fantastic open green spaces within walking distance include Hollow Pond (10 minutes) and Henry Reynolds Gardens (around 18 minutes), with Wanstead Flats and Park beyond. Further afield, it's also worth taking a half-hour stroll to Highams Park to visit the lake and tea hut for pizza.

Alternatively, hop onto the A12 and head down to Stratford for shopping and to enjoy sporting events and concerts at the London Stadium, continue on to Canary Wharf, or take the A11 into the heart of the city.

### SCHOOLS

Barclay Primary School (rated 'Outstanding' by Ofsted) is a seven-minute walk away. You can also reach both Gwyn Jones Primary ('Good') in just eight minutes, Leyton Sixth Form ('Good') in nine, or Leytonstone School ('Good') around the corner in just over a minute.



## A note from the owners

*“Our children were born and raised here, and it’s been such a special place for our family. We particularly love the fact that the house is detached, with a fabulous-sized garden – we have very happy memories of playing with the kids there when they were younger. We’ve truly loved living in this home and neighbourhood – it’s been a wonderful period of our lives. There’s a genuine sense of community that we’ll miss, but now that the kids have grown up and moved on, it’s time for us to begin our next chapter, and let someone else enjoy this house.”*





## Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

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**Title:** Founder  
**Company:** Victoria Park Mortgages  
**Phone:** 020 3441 3084  
**Email:** lee@victoriaparkmortgages.co.uk

### SOLICITORS

**Contact:** Jack Bending  
**Title:** Partner  
**Company:** JE Baring & Co Solicitors  
**Phone:** 020 7242 8966  
**Email:** jackbending@jebaring.co.uk

**Contact:** Laura Scullion  
**Title:** Conveyancing Executive  
**Company:** Barretts Law Ltd  
**Phone:** 020 3649 0550  
**Email:** lscullion@barrettslaw.co.uk

### SURVEYORS

**Contact:** Yassar Hussain  
**Title:** BSc MRPSA – RICS Registered Valuer & Building Surveyor  
**Company:** Crown Survey & Valuation  
**Phone:** 020 4522 8366  
**Email:** yassar@crownsurveyors.co.uk

**Contact:** Ronnie Campbell  
**Title:** BSc MRICS – Managing Director  
**Company:** London Building Surveyors  
**Phone:** 020 8257 5766  
**Email:** ronnie@londonbuildingsurveyors.com

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