

*For memories made
and memories to come.*

MELFORD ROAD, LEYTONSTONE E11

“Original exposed floorboards then lead into the airy, sociable open-plan living and dining space.”

This wonderful three-bedroom Victorian terraced home offers carefully restored character features alongside a contemporary layout and design scheme. Located on a quiet street close to transport links, excellent schools and independent businesses, the property also comes with a lush, tropical-style garden to the rear.

In 2019, the house was renovated with brand new flooring throughout, including restoration work to the original floorboards in the living areas and fitted loop-pile carpets to the bedrooms and stairs. Other upgrades included a new kitchen, the addition of the downstairs cloakroom and

a new bathroom. The downstairs banister and understairs cupboards were also put in around this time.

A decorative, white-rendered wall in the front patioed garden complements the white-painted lintels and colonnaded bay window.

Step through the recessed timber front door, painted in Farrow & Ball Arsenic, to find a useful lobby for coats and shoes. Original exposed floorboards then lead into the airy, sociable open-plan living and dining space, where you'll find ample storage beneath the stairs to the first floor. A rear window to the dining area and a large, canted bay to the front flood the whole room in light. Meanwhile, Farrow & Ball Hague Blue accent walls and soft-grey tones harmonise with bespoke floating alcove shelving and a beautiful original cast-iron fireplace and hearth.

“Underheated charcoal-grey floor tiles combine with quartz worktops and matte-grey cabinets with brass Dowsing & Reynolds handles.”

Straight ahead, you'll reach a cheerful galley kitchen with an understairs cloakroom (with basin and close-coupled loo), and French doors to the garden at the far end. Underheated charcoal-grey floor tiles combine with quartz worktops and matte-grey cabinets with brass Dowsing & Reynolds handles; while an emerald-green herringbone tiled splashback, Plykea shelving, breakfast bar and a brass mixer tap to the butler sink add to the sense of playful style. There's an integrated Bosch oven and Hotpoint induction hob with Samsung overhead

extractor; a brand-new Beko dishwasher; and space for a washing machine and fridge-freezer.

Upstairs, a split-level carpeted landing leads to a good-sized single bedroom or home office that has a lovely view over the garden.

The considered design details continue in the bathroom, which features striking charcoal-grey and white geometric floor tiling and white metro wall tiles, a bespoke vanity unit, and timber shelving. Recessed downlights and a deep-set side window illuminate a modern suite, including a bath with Crittal-style glass-screened shower, charcoal-grey heated towel rail, basin with brass mixer tap, and close-coupled loo.

From the landing, a few steps bring you to a double second bedroom with a window overlooking the courtyard below, and

floor-to-ceiling built-in storage behind an attractive original timber four-panelled door.

You can also access a spacious loft from this floor, using a pull-down ladder for convenience.

Beyond is the master bedroom, which runs across the full width of the house. High ceilings and a picture rail are complemented by restful white and Farrow & Ball Dix Blue paintwork and a soft-grey carpet. The alcoves provide plenty of storage options with bespoke shelving and space for a freestanding wardrobe, while two large windows bathe the room in light.

Downstairs, double-glazed doors from the kitchen open onto an extensive 30ft (approx.) paved garden enclosed by timber fencing and dotted with flower borders and raised flower beds painted in vibrant Mediterranean shades. This tropical-

style haven was once featured on an Alan Titchmarsh television show highlighting unique and colourful outdoor spaces and is really something special – bursting with evergreen shrubs and plants, such as Fatsia Japonica, Phormium and Chusan Palm, as well as lavender, rosemary, and lemon balm.

The side-return courtyard contains a storage shed with electric sockets, while the sunniest area at the back of the garden uses reclaimed railway sleepers as bespoke seating, making it the perfect place to socialise or to relax.

“This tropical-style garden was once featured on a television show highlighting unique and colourful outdoor spaces.”



DOUBLE RECEPTION



DOUBLE RECEPTION



KITCHEN



CLOAKROOM



GARDEN



PRIMARY BEDROOM



SECOND BEDROOM



BATHROOM



THIRD BEDROOM



LANDING

FRONT OF HOUSE



MELFORD ROAD, LEYTONSTONE E11

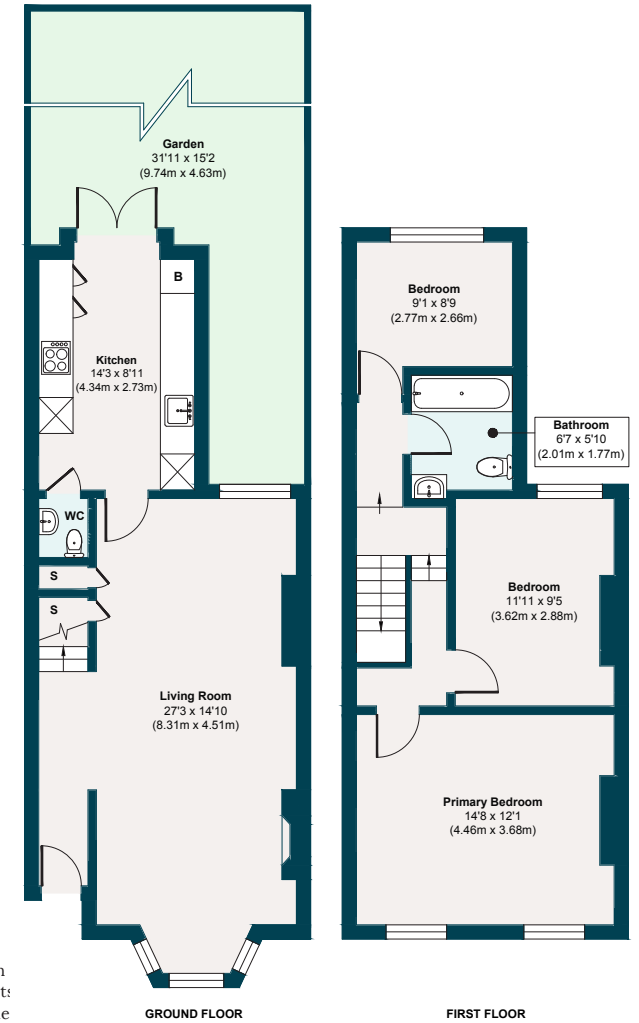
APPROXIMATE FLOOR AREAS

Ground Floor
497 SQ. FT
(46.19 SQ. M)

First Floor
494 SQ. FT
(45.90 SQ. M)

Gross Internal Floor area
991 SQ. FT
(92.09 SQ. M)

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



THE NEIGHBOURHOOD



Wanstead Flats

Melford Road is a quiet pocket of Leytonstone, about 12 minutes' walk from the town centre, with popular spots including The Wild Goose Bakery, Gray & Daughter, Panda Dim Sum, Leytonstone Tavern, The Holly Tree, Yard Sale Pizza and Theatre of Wine. Lovely Francis Road is within walking distance and has a fantastic collection of independent shops, relaxed cafés and an organic grocer.

Nearby schools with Good (or Outstanding) Ofsted ratings include Mayville Primary, Davies Lane Primary, and Connaught for Girls.

Leytonstone High Road Overground station is approximately 4 minutes' walk, while Stratford is 12 minutes by bus for serious retail, restaurant and cultural therapy at Westfield and the East Village. There's also a major transport interchange for Underground, Overground, DLR, National Rail and HS1 services.

Finally, the wild and beautiful green spaces of Wanstead Flats and Bushwood are only a few minutes by foot, while peaceful Langthorne Park is great for kids. Alternatively, Wanstead or the Olympic Park are just a short bike ride away

A NOTE FROM THE OWNERS



“The garden is a haven for birds and bees, and it’s an incredibly peaceful place to relax in. We have lovely neighbours, and really enjoy being part of the community gardening group, which we would thoroughly recommend to the future owners.”

NOTES

Lined area for notes on a white background.



EELEVEN

Design-conscious estate agency.

eeleven.co.uk | 020 8539 9544