www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Shortlands Road, Leyton, E10 7AH
Offers In The Region Of £900,000

Nestled within a well-connected and increasingly popular part of Leyton, this impressive four-bedroom Victorian home offers a balance of generous proportions, period character, and thoughtful modern updates. Double-fronted and extending to approximately 1,528 sq ft, the property provides versatile living space with three reception rooms, two bathrooms, and a west-facing garden with a substantial outbuilding.

Inside, original features blend seamlessly with contemporary finishes, creating a warm and inviting atmosphere. The ground floor offers multiple reception spaces ideal for both everyday living and entertaining, while the stylish kitchen and utility area enjoy excellent natural light and direct access to the garden.

Upstairs, four well-proportioned double bedrooms are arranged around a central landing, offering flexible accommodation for families or home working. Two bathrooms add everyday practicality.

The west-facing garden provides a peaceful retreat, with mature planting and a generous outbuilding ideal as a studio, office, or storage.

Ideally located within walking distance of Leyton Midland Road station, the property offers easy Overground access and connections to the Victoria line. Nearby Jubilee Park and Hackney Marshes provide excellent green space, while a growing selection of independent cafés, pubs, and shops enhance the area's vibrant community feel.

This charming Victorian home presents a superb opportunity for buyers seeking space, character, and connectivity in a thriving East London neighbourhood, and is sure to attract strong interest.

Hallway
3'2" x 3'8" (0.97 x 1.12)
Double glazed opaque door and window to front aspect, coved ceiling and carpeted flooring.

Reception One
9'6" x 14'2" (2.92 x 4.33)
Double glazed bay window to front aspect, coved ceiling, dado rail walls, single radiator, laminate flooring, gas feature wrought iron fireplace, wooden oven mantelpiece, phone and TV aerial point, power points, under stairs cupboard.

Kitchen
14'3" x 14'5" (4.36 x 4.41)
Double glazed window to rear aspect, double radiator, walls with tiled splash backs, range of base and wall units with flat top work surfaces, integrated cooker, gas oven and hob (untested), extractor hood, stainless steel sink and drainer unit, integrated fridge freezer, washing machine, dryer and dish washer,, power points, combination boiler, double glazed door leading to garden.

Reception Two
15'2" x 8'8" (4.64 x 2.65)
Coved and textured ceiling, dado rail walls, single radiator, laminate flooring, power points, double glazed patio door leading to garden.

Reception Three
13'1" x 30'1" (4.00 x 9.19)
Double glazed bay window to front aspect, coved ceiling, dado rail walls, double radiator, wooden, phone and TV aerial point, power points, double glazed patio door leading to garden.

First Floor Landing
5'4" x 4'1"+5'8" x 12'2" (1.64 x 1.26+1.73 x 3.72)
Insulated and bonded loft access with ladder and light, laminate flooring.

First Floor Bathroom
7'9" x 6'9" (2.38 x 2.07)
Double glazed opaque window to rear aspect, tiled flooring, and walls, extractor fan, panel enclosed bath with mixer tap & shower attachment, pedestal hand wash basin, low level flush w/c, bidet.

Bedroom One
11'7" x 14'1" (3.55 x 4.30)
Double glazed bay window to front aspect, coved ceiling, picture rail walls, single radiator, carpeted flooring, phone and TV aerial point, power points.

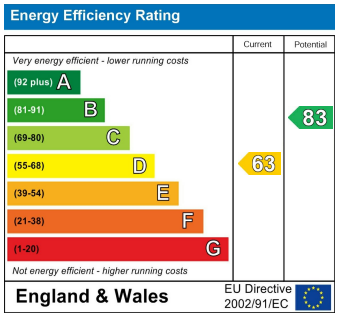
Bedroom Two
11'3" x 13'11" (3.43 x 4.26)
Double glazed bay window to front aspect, coved ceiling, picture rail walls, single radiator, carpeted flooring, phone and TV aerial point, power points.

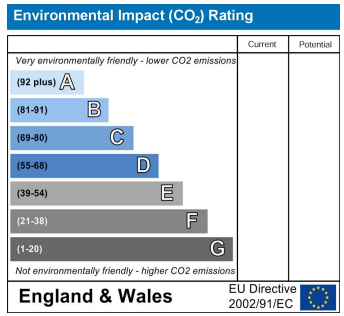
Bedroom Three
12'0" x 8'2" (3.66 x 2.50)
Double glazed window to rear aspect, coved ceiling, picture rail walls, single radiator, carpeted flooring, phone and TV aerial point, power points.

Bedroom Four
12'0" x 8'9" (3.66 x 2.67)
Double glazed window to rear aspect, coved ceiling, single radiator, carpeted flooring, phone and TV aerial point, power points.

Garden
35'9" x 23'8" (10.91 x 7.23)
Mainly laid to lawn, with plants and shrub borders, fence panels, water tap, security light, summer house.

Summer House
11'9" x 23'8" (3.59 x 7.23)
Double glazed door and window to front aspect, carpet, power and light.





TOTAL FLOOR AREA : 142.0 sq.m. (1528 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

THE ESTAS ESTATE AGENT AWARDS 2014 RATED BY OUR CUSTOMERS BEST IN COUNTY ESSEX theestas.com
THE ESTAS LETTING AGENT AWARDS 2014 RATED BY OUR CUSTOMERS GOLD WINNER BEST MEDIUM CHAIN theestas.com

The Property Ombudsman