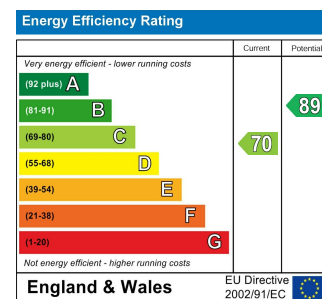
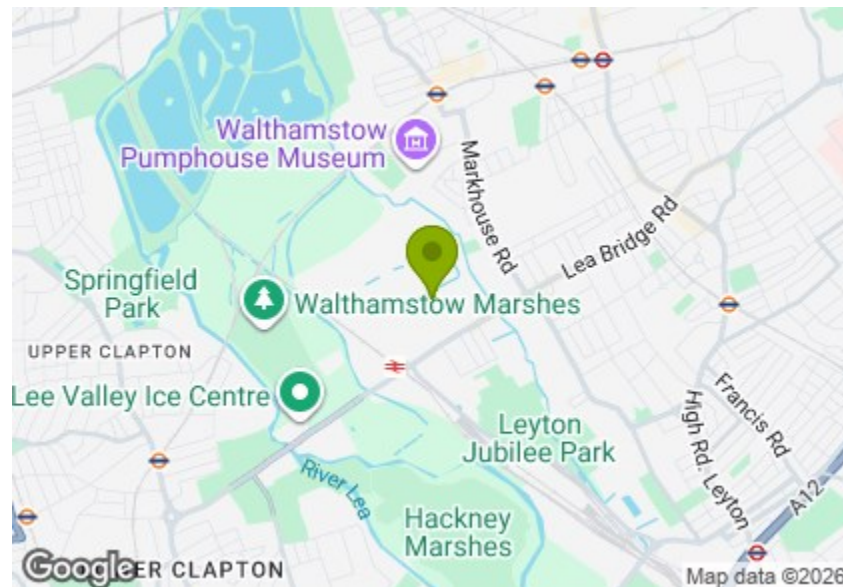


Total Area: 101.5 m² ... 1092 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



OVERTON ROAD, LEYTON

Offers In Excess Of £680,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Immaculately Presented
- Extended Kitchen Diner
- Extensive Rear Garden
- Two Bathrooms
- Near Lea Bridge Station
- Bi-Fold Doors and Log Burning Stove

Situated a short walk from the vast green space of Walthamstow Marshes, this three-bedroom mid-terrace home is beautifully finished and bursting with character, with plenty of living space, an artfully extended kitchen-diner with bi-fold doors, log burning stove, two bathrooms and an extensive secluded garden. There's even the potential to extend into the loft, subject to the usual permissions.

You'll never be short of essentials or amenities since you've got a huge array of attractions on your doorstep, and Lea Bridge Station is a short walk away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines.

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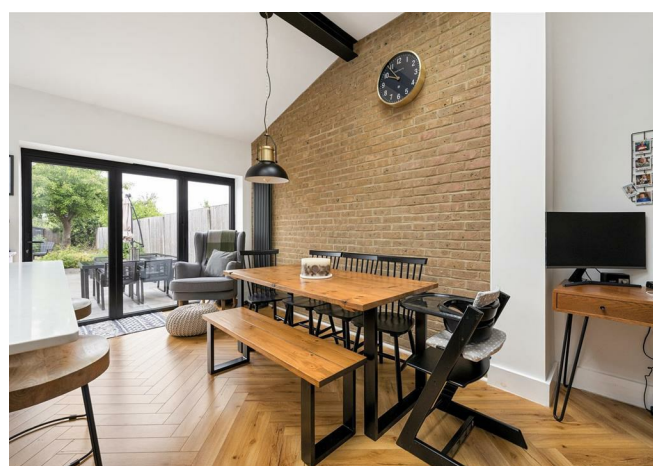
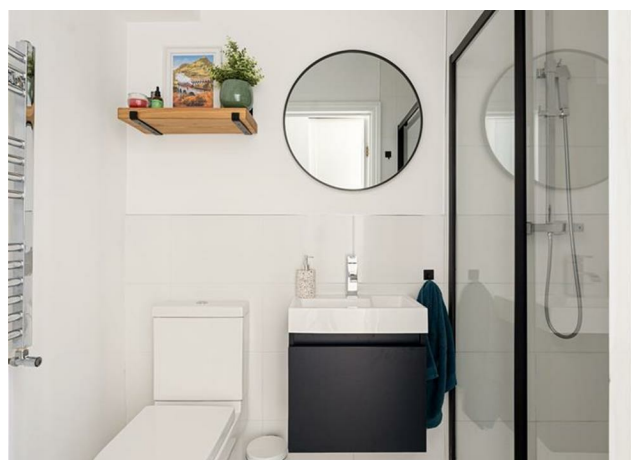
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IF YOU LIVED HERE...

Beyond that convenient porch, your reception is flooded with light thanks to the generous windows, which are decked out with bespoke shutters. The soft palette and the parquet flooring give a feeling of warmth, while considered features such as the mantelpiece and wood burning stove provide period charm.

At the rear, kitchen/diner has been artfully extended, with an island taking centre stage. The appliances are high quality and the units plentiful, and you'll love the fact that the dining area looks out to your impressively sized rear garden, which has been beautifully landscaped and isn't overlooked - a rare feature in London.

On the first floor you've got three immaculately designed bedrooms, as well as a spacious family-bathroom with a tub. Don't forget you've got a downstairs shower room too, so plenty of options. And loads of storage space too.

As well as having Walthamstow Marshes a few minutes away, you've also got Jubilee Park within strolling distance, perfect for dog walking, exercising or just people watching.

As for food and drink, this part of E10 has boomed in recent years thanks to the availability of retail space and vacant warehouses. Neckstamper Brewery and Taproom feels like a hidden gem, while over on the Argall Avenue industrial estate, you'll find brilliant creative businesses such as the ceramics space Turning Earth. There's also Pavilion Bakery just behind the property, a great spot for a morning coffee and pastry

Meanwhile, on Lea Bridge Road, look out for eclectic event space/bar/pizzeria Patchworks which houses the brewery Blondies, as well as convenient chains such as Aldi.

WHAT ELSE?

-As well as having Lea Bridge station nearby, you're in a fantastic spot between Leyton, Walthamstow and Clapton - and there are plenty of bus routes to run you in between (as well as a good cycling infrastructure).

-After a huge rebuild, the Lee Valley Ice Centre offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities.

Alternatively, The Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side area - and it's only a short walk from your front door.



A WORD FROM THE OWNER....

"We love the local area, proximity to all the green open space for walks and runs along the canal, the endless options for breakfast, coffee and pastries made fresh and local alongside the convenience of Lea Bridge station - getting you into Stratford in 5 mins."

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Reception Room

12'1" x 13'5"

Bathroom

3'10" x 7'3"

Kitchen/ Lounge/ Diner

15'5" x 26'0"

Bedroom

11'5" x 13'1"

Bedroom

5'10" x 8'10"

Bedroom

11'5" x 10'5"

Bathroom

6'0" x 6'1"

Garden

83'11" x 17'6"



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