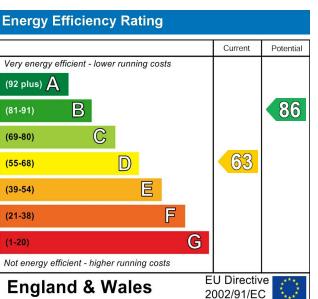




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



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**PETERBOROUGH ROAD, LEYTON**  
Offers In Excess Of £825,000 Freehold  
3 Bed House - End Terrace



## Features:

- Three Bedroom Edwardian House
- End Of Terrace
- Barclay Estate
- Extended Kitchen/Diner
- Side Access
- Garage

Tucked away on the sought-after Barclay Estate — perfectly positioned between the independent gems of Walthamstow Village and Leyton, and just moments from the green expanse of Hollow Ponds — this beautifully presented three-bedroom Edwardian end-of-terrace makes a fantastic choice for anyone looking to put down roots in a well-connected, family-friendly neighbourhood.

Inside, the home is finished to a high standard throughout, with highlights including a spacious open-plan kitchen/diner, a separate reception room full of natural light, a stylish first-floor bathroom, and plenty of built-in storage. Outside, the private garden offers a peaceful retreat, with a garage at the far end providing excellent flexibility — whether for hobbies, storage, or a quiet workspace. There's also the added benefit of convenient side access.

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#### IF YOU LIVED HERE...

There's a lovely sense of space throughout both storeys of this well-laid-out home. At the front, the reception room offers plenty of room to relax or entertain, while the bright kitchen/diner at the rear is thoughtfully designed, with stylish fittings and ample space to cook, dine and unwind. Sliding doors lead directly out to the low-maintenance garden – perfectly formed with a great spot for al fresco dining. At the far end, the garage adds brilliant versatility, whether you're after extra storage, workshop space or a secure spot to park.

Upstairs, you'll find two well-sized double bedrooms with built-in storage, plus a third single – ideal as a home office, nursery or dressing room. A sleek family bathroom completes the floor, featuring both a tub and a separate shower among the smart fittings.

Beyond your home, you're just a short stroll from Hollow Ponds at the edge of Epping Forest, where you can enjoy lush nature trails and even take a boat out on the lake. Head north and you'll reach the charming Walthamstow Village – grab a takeaway coffee from Eat 17 and soak up the atmosphere in the quaint village square. Or venture south to the Leyton Midland Road arches, home to brilliant independent spots like the much-lauded smokehouse Burnt, Gravity Well Taproom and Leyton Calling. Just beyond, the ever-popular Francis Road

offers even more to explore.

If you need to escape beyond the area, you can reach Leyton Midland Road station in just 17 minutes, where the Suffragette Overground runs between Gospel Oak and Barking line, allowing easy interchange to the tube network (Blackhorse Road is only two stops away). Wood Street station is even closer by a minute for the Weaver Overground. Walthamstow Central is 1.2 miles to add the Victoria line to the mix. Buses are also plentiful, with routes running on Lea Bridge Road and Leyton High Road.

#### WHAT ELSE?

- You've got a choice of great local pubs nearby, including the newly refurbished William The Fourth on the Leyton High Road, the award-winning Castle in Walthamstow Village and the Raglan – just five minutes north.

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. Tesco Superstore is a short walk away.

- Parents will be pleased to know you have a wide choice great primary and secondary schools in the area.



#### A WORD FROM THE OWNERS.....

"We have loved living in this property. It's been a great house to bring up our child. We have fantastic neighbours and the street and area has a good neighbourly feel. We also have such a good choice of schools, the option of the central line and overground, Walthamstow village AND Leytonstone high street all within walking distance has been fantastic. We can walk our dog for miles in Epping Forest, which again, is a short walk away. I can even cycle to work (Canary Wharf) safely and easily (through the canals and parks - it's actually an amazing cycle - try it!"

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**Lounge**

11'2" x 15'1"

**Kitchen/Dining Room**

15'9" x 21'9"

**Bathroom**

6'6" x 4'5"

**Bedroom**

9'11" x 15'1"

**Bedroom**

6'3" x 9'4"

**Bathroom**

6'3" x 9'2"

**Bedroom**

9'11" x 12'5"

**Garden**

22'4" x 21'9"

**Garage**

20'9" x 8'6"



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