

**TYNDALL ROAD, LEYTON**  
Offers In Excess Of £925,000 Freehold  
4 Bed House



#### Features:

- Four Bedroom House
- Beautifully Presented
- Victorian
- Loft converted
- Close proximity to Francis Road
- Easy access to Leyton tube station

A cover ready, artfully immaculate four bedroom family terrace, just moments from Leyton tube. Enviable sumptuous across all three storeys, you also have a private rear garden and a wealth of social space. Plus Francis Road is just moments away.

As well as transport and nightlife nearby, you're well served for green space, with Coronation Gardens just five minutes on foot and the grand expanse of Hackney Marshes also within easy reach.

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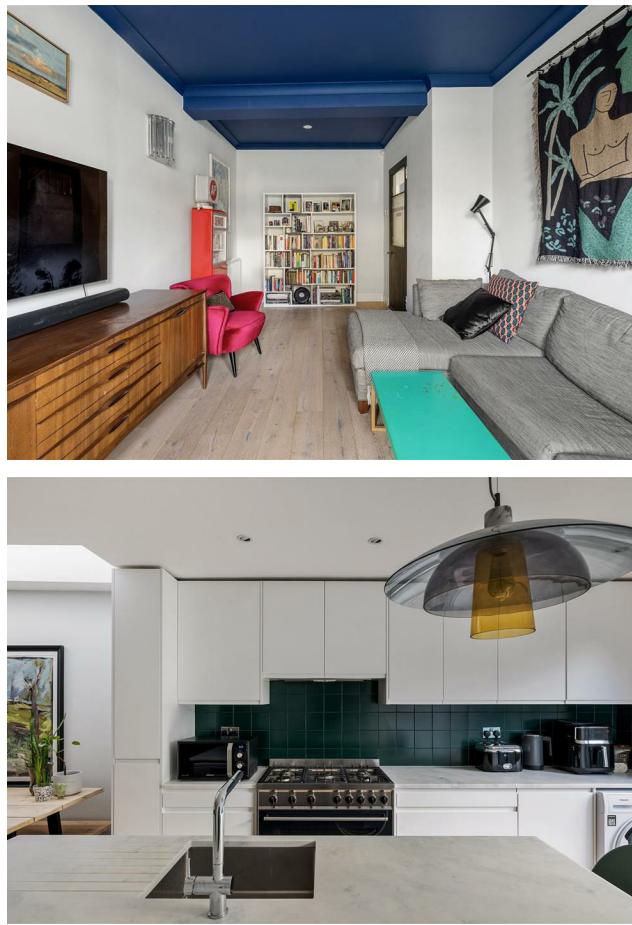
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#### IF YOU LIVED HERE...

Behind that classic red brick frontage you'll be living in a home full of sleek contemporary highlights. Your front reception is on the left as you enter, and comes in at 200 square feet, with broad engineered hardwood underfoot and a striking Royal Blue ceiling overhead. Pristine white walls make the most of the bay window's natural light. Head past more striking blue highlights in the hall, and to the rear things are more impressive still.

Your skylit kitchen, diner and hosting space totals an immense 350 square feet, with more smooth engineered hard flooring, bespoke storage and an artfully segmented kitchen area. In here you have seamless cabinetry running from floor to ceiling, with smooth marbled worktops and jade green splashbacks. A large chef's island takes centre stage, while to the rear bi-folding patio doors open up to your rear garden. More on that later.

Upstairs, and your plushly carpeted principal bedroom brims with five star style. Bedroom two's another solid double and your family bathroom's a dazzling boutique affair, with twin vanity sinks, immaculate white metro tilework and a luxurious clawfoot tub beneath a rainfall shower. Upstairs again and your loft suite adds two more sumptuous double sleepers and a sleek en suite shower room.

Outside, and Leyton tube is just a half mile on foot. From here the Central line will whisk you directly to Liverpool Street in eleven minutes for a door to door City commute of around twenty. Heading to the West End? Oxford Circus is just ten minutes further. If you're staying local then the independent cafes of Francis Road are just moments away, with Yardarm wine bar, Dreamhouse Records and the Northcote Arms also well worth a visit.

#### WHAT ELSE?

- For your new local check out The Leyton Engineer, a lovely gastropub just round the corner where the menu is as sumptuous as the decor.
- Step through your kitchen's patio doors for your garden, a modest timber deck leading to a zero maintenance stretch of Trulawn flanked by thriving, screening foliage.
- There are twenty three maintained and independent primary and secondary schools all within easy reach. Your closest, Newport Primary, achieved 'Outstanding' status at its last inspection.



#### A WORD FROM THE OWNER...

"We've loved living in Leyton and the house benefits from its proximity to Francis Road and all its amenities - cafes, record store, book shop, gift shop, florists, yoga / pilates studios.

We'll most miss the community here and how 'local' Leyton feels. Weekend excursions to Francis Road for coffee and supplies and always bumping into a friendly face or two, with Epping Forest and Wanstead Flats close by for good walks and feeding the ducks.

Our house has been lovingly restored over the years and is a sturdy family home filled with happy memories. We have been so lucky to have so many good neighbours - we all look out for each other."

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**Reception Room**

10'5" x 19'9"

**Kitchen / Dining / Reception Room**

13'5" x 26'11"

**Bedroom**

14'0" x 13'6"

**Bedroom**

8'5" x 11'1"

**Bathroom**

8'3" x 10'4"

**Bedroom**

13'8" x 12'10"

**Shower Room**

6'8" x 4'7"

**Bedroom**

8'5" x 10'5"

**Garden**

31'5"



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