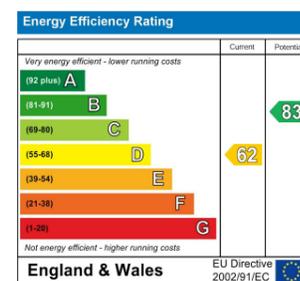




Total Area (Excluding Eaves Storage & Basement): 96.8 m² ... 1042 ft²

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.



ELM PARK ROAD, LEYTON

Offers In Excess Of £675,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Well Presented
- First Floor Bathroom
- Walking Distance to Hackney & Walthamstow Marshes
- Moments from Lea Bridge Station

A beautifully arranged three bedroom Victorian mid terrace house in Leyton, set over three floors and just a three minute walk from Lea Bridge Station. Recently renovated and exceptionally well considered throughout, Elm Park Road stands out for its generous ground floor layout, calm finish and smart built-in storage, all within easy reach of Hackney and Walthamstow Marshes.

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IF YOU LIVED HERE...

You'd step through the front door and into a welcoming hallway, with the quality of the renovation and the thought behind the layout becoming clear straight away. The ground floor is one of the home's real strengths, opened up in a way that gives each area its own purpose while still feeling connected. At the front, the bay window fills the kitchen with natural light, while dark cabinetry, pale worktops and a central island create a space that feels both practical and polished. There is a built in larder here too, and throughout the house the storage has been carefully planned so that everything can be neatly tucked away while staying easy to access.

The rear of the ground floor is just as well judged, with dining and living areas that flow beautifully together. Exposed brick adds warmth and texture, and the gas fired burner gives the room a focal point that feels cosy and inviting. Rooflights and glazed doors bring in even more light and draw your eye out to the garden, helping the whole space feel open, settled and easy to live in. Outside, there is a patio for outdoor meals and a lawn beyond, while half height basement storage, a bike anchor in the front yard and access to bike storage on the road all add to the home's practical appeal.

The upper floors are equally well balanced. On the first floor you'll find two bedrooms and the main bathroom, which is finished with a freestanding bath and an overhead shower. The principal bedroom is especially generous and features a full wall of fitted wardrobes, continuing the home's thoughtful approach to built-in storage. The third bedroom sits on the top floor, tucked beneath the eaves and set slightly apart from

the rest of the house, making it a peaceful room that works well as a bedroom, guest space or somewhere quiet to work from home.

WHAT ELSE?

Lea Bridge Station is around a three minute walk away, with Stratford one stop in one direction and Tottenham Hale one stop in the other for the Victoria line and Stansted Express.

Hackney and Walthamstow Marshes are close by, giving you miles of open green space for walks, runs and weekend wandering.

Chatsworth Road is within easy reach for independent shops, coffee spots and a lively local high street feel.

Kophi, Blondies Brewery, The Hare & Hounds and Princess of Wales are all nearby, so you are well placed for coffee, a pint or an easy evening out.

Jubilee Park, Lea Valley Ice Centre and the riding centre are all close at hand, adding even more to enjoy locally.



A WORD FROM THE OWNER

"I fully renovated the house after I bought it, transforming it into a bright, sociable and modern space. The new layout makes proper use of the middle room (often a part of Victorian homes that ends up wasted), and created a generous kitchen/diner that leads down 3 steps into a beautiful living room. A picture window and French doors frame the garden beautifully and the split level means the space is filled with light while still giving each area a sense of privacy.

I also loved living in a house that has so much built-in storage. Each room was carefully designed to maximise space and storage options. The fact that things can be put away creates a sense of calm and effortless tidiness. And there's also a basement area for larger items. Upstairs there are 3 good size bedrooms so people have a nice place to go back to."

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Kitchen/Diner
11'0" x 23'1"

Bedroom
10'3" x 14'9"

Lounge
13'4" x 13'10"

Ensuite

Bedroom
14'1" x 9'3"

Eaves Storage

Bedroom
8'11" x 9'8"

Garden
approx 32'8" x 14'9"

Bathroom
6'5" x 8'6"

Basement
11'0" x 10'2"



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