

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.

Reception Room
11'4" x 14'9"

Kitchen/Diner
16'6" x 14'9"

Bedroom
5'10" x 9'4"

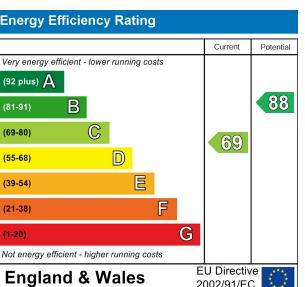
Bedroom
10'5" x 14'9"

Bedroom
8'8" x 12'5"

Bathroom
7'6" x 9'0"

Garden Room
14'0" x 7'7"

Garden
41'0" x 17'0"



PETERBOROUGH ROAD, LEYTON Offers In Excess Of £735,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Immaculately Presented
- Large Garden
- Stripped Wooden Floorboards
- Open Plan Kitchen Living Area
- Short walk to Wood Street Station

A beautiful three-bedroom period home that has been lovingly renovated to celebrate all those glorious original features. The location is an excellent touch too, with Hollow Ponds, at the tip of Epping Forest, a six minute stroll away, and the lively communities of Walthamstow Village and Wood Street a short stretch further.

Not only will you find a studio in the large, leafy rear garden, but there's also potential to extend should the need arise.

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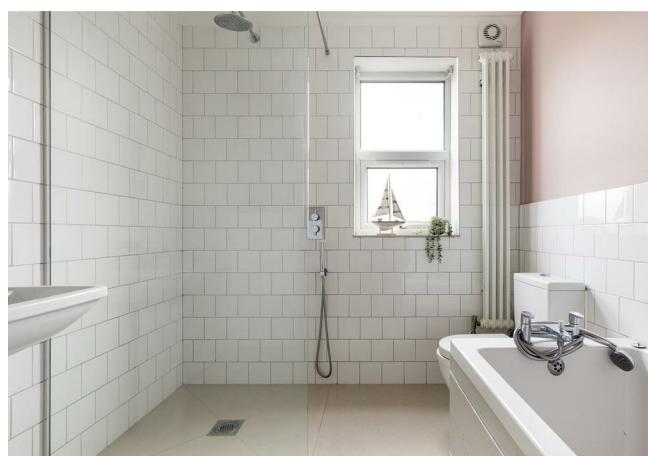
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IF YOU LIVED HERE...

Prepare to be impressed as you step through your ornate stained-glass front door while admiring the beautiful brickwork and bay windows. Inside you'll find a balanced and well proportioned home full of thoughtful features, such as the Victorian Dado rails, column radiators, vintage-style internal doors and stripped wooden floorboards. The natural light that pours in throughout gives the beautiful decor an extra sparkle.

Downstairs, close the stylish partition doors and transform the reception room into a cosy den, or keep the space open and enjoy the grand scale - a particular delight if you're entertaining. Talking of which, the dine-in kitchen will be a pleasure to cook in thanks to the combination of modern appliances and traditional fittings, with everything considered from the Gaggenau hob to the butler sink. Open up the patio doors and head out into your show-stopper of a garden, with its sizeable decking area and stunning array of mature foliage, with an impressive garden room as the backdrop.

Upstairs, the two double bedrooms are perfectly balanced, while the third smaller room is handy for a kid's room or home office. Conveniently located on the first floor, the bathroom is bright and well designed, with sparkling fittings, such as the walk-in shower.

Beyond, you'll find that you're nicely nestled between Leyton and Walthamstow, with your proximity to Hollow Ponds the icing on the cake. Wood Street not only offers an excellent transport connection (a 13 minute walk away), but also a brilliant array of eateries, such as the award-winning taqueria Homies on Donkeys, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine.

The same distance away, you'll find Walthamstow Village, with all its charming perks, including brasserie-cum-store Eat 17, poke bowl specialist Peeld, top-rated chippy Orford's Fish & Chips and tapas bar Orford Saloon. Even closer, you'll find the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin.

WHAT ELSE?

- Parents will be pleased to know you have plenty of primary/secondary schools, all rated 'Good' or 'Outstanding' by Ofsted, in the area.
- While Wood Street station is your nearest transport hub, connecting you on the overground to the City, Walthamstow Central is only a 20 minute walk away, where you can access the Victoria line for speedy and regular runs into the West End.
- Stay ahead of the curve and head to The Lacy Nook, which is opening this autumn, just half a mile north of your home. There you can expect a 'Nordic-style experience with Balkan fusion dishes on the menu' - exciting.



A WORD FROM THE OWNER.....

"We truly loved living here. Peterborough Road has a wonderful feel, with a friendly community WhatsApp group and the nicest neighbours you could hope for. We've really valued being in the catchment for excellent local schools, including Henry Maynard and St Mary's, as well as being close to both Walthamstow and Leytonstone tube stations plus Wood Street overground. The house also sits right by cycleways into Hackney and Central London. As a family, we've loved exploring Walthamstow Village and spending time on walks in nearby Epping Forest. Inside, the house has been a real oasis, with its high ceilings, open-plan living spaces, peaceful bedrooms, and leafy green outlook. We hope the new owners create many happy memories here."

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