



LEYTON PARK ROAD, LEYTON

Offers In Excess Of £925,000 Freehold
4 Bed House - Mid Terrace

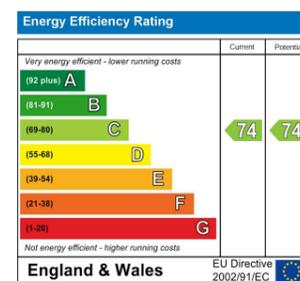
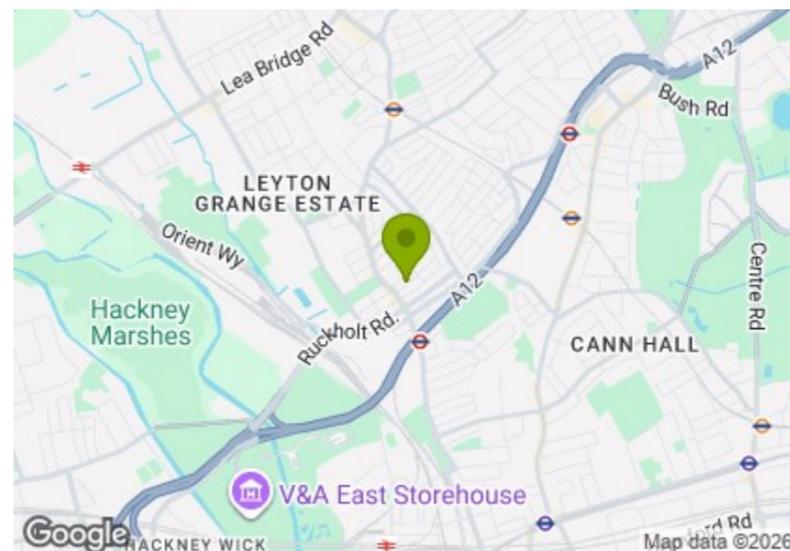


Features:

- Victorian Terrace
- Four Bedrooms
- Two Bathrooms and WC
- Full Width Kitchen/Diner
- Laid Out over Three Floors
- Very Close to Leyton Station
- Generous Ceiling Height Cellar
- Beautifully Presented

Set across three impeccably designed floors in the heart of E10, this four-bedroom period home offers striking features, a private garden, a full-width kitchen/diner, ground floor WC, first floor bathroom, converted loft with ensuite, generous ceiling height cellar, and an impressive location among its many highlights.

Tucked away in a quiet spot just moments from Francis Road, one of Leyton's most sought-after areas, you'll enjoy fantastic amenities while retaining a peaceful setting. What's more, Leyton tube is just a few minutes' walk away, making central London easily accessible.



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IF YOU LIVED HERE...

Beyond that striking brick frontage and checkerboard tiled path, your reception room is flooded with light thanks to the large bay windows. The soft palette sits alongside the timber floors beautifully, resulting in a feeling of warmth, while features such as the wood burning stove and custom shelving add further charm.

While the reception room might be your retreat, the kitchen-diner will undoubtedly be the heart of your home, with the lounge area, dining space and central island offering various options for socialising and relaxing within one single space. Due to the generous skylight and patio doors, you can't miss the thoughtful touches, such as the smart decor, sleek counters, high spec appliances and parquet flooring.

The patio doors open onto an impressively mature garden, featuring a spacious lawn, two decked patio areas, and raised sleeper beds, thoughtfully planted to attract an abundance of wildlife during the spring and summer months. Enjoy sunshine throughout the day from late spring onwards, making it a perfect space for relaxing.

Back inside, head upstairs - beyond the ground floor WC, and you'll find a stylish family-sized bathroom, which has both a tub and walk-in shower. The three bedrooms on this floor are just as immaculate, all with built-in storage. In the loft you'll find a pristine bedroom with ample storage and a Juliette balcony, as well as an elegant ensuite.

There's plenty of storage space throughout, including in your large cellar with generous ceiling height, which could easily convert into another bedroom with ensuite or gym-cinema area.

Just beyond your front door, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox, with much more in between.

In the other direction the Grove Green Road area has been buzzing with activity for a few years and is now a hangout in its own right. The Filly Brook, Heathcote & Star and Northcote there and are sure to become faves.

Walk 20 minutes south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford, which won't need an introduction. There's also the Regent's Canal walking routes, Hackney Marshes, and also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, such as Sadler's Wells, BBC and V&A Storehouse.

WHAT ELSE?

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



A WORD FROM THE OWNER...

"We've truly loved this house and have put a great deal of care into it. It's been refurbished to a high standard throughout, creating a space that feels comfortable, calm and beautifully finished. The layout is spacious and practical, with generous storage and exciting potential to expand into the basement (drawings available).

We love being so close to the tube, the amenities on Leyton High Road, as well as Francis Road, the Olympic Park, the marshes and canal routes, everything feels within easy reach.

The house is wonderfully light, and in the summer the garden becomes a little oasis. The street has a real sense of community with fantastic neighbours, and we've made many happy memories entertaining in the social spaces here. It's been a very special home for us."

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Reception Room
14'9" x 11'3"

WC
5'2" x 4'1"

Kitchen/ Diner
24'11" x 16'6"

Bedroom
12'4" x 7'7"

Bedroom
14'9" x 10'11"



Bedroom
9'9" x 5'7"

Bathroom
8'10" x 7'4"

Bedroom
18'4" x 10'0"

Ensuite
7'4" x 4'5"

Garden
29'6"



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