



## LESLIE ROAD, LEYTON

### Offers In Excess Of £725,000 Freehold 3 Bed House - End Terrace



#### Features:

- Three Bedroom Victorian House
- End Terrace With Side Access
- Period Features
- South Facing Garden
- Three Double Bedrooms
- Bay Fronted Reception
- Family Bathroom Plus Additional WC
- Close To East Village And Stratford International
- Short Walk To Leyton Station

With 1055 sq ft of well-planned and beautifully presented living space—plus your own South-facing garden—this end of terrace property offers both character and flexibility. Set within a handsome Victorian house, it features three double bedrooms, 2 receptions, a spacious kitchen/diner, and charming period details throughout. Ideally located just a five-minute walk from Leyton Station on the Central Line and within easy reach of the Olympic Park, this home blends convenience with lifestyle appeal.

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IF YOU LIVED HERE...

Step inside and you're immediately met with a sense of space and calm. White-painted wooden floorboards reflect the natural light that pours in, while period features – ceiling roses, cornicing, and dado rails – lend charm and structure to the otherwise minimalist palette. The effect is cohesive and characterful, never fussy.

At the front, the main reception room is generous and welcoming, with soft carpeting underfoot and a striking black woodburner nestled beneath a white mantelpiece. A beautiful bay window lets in morning light, making this an ideal spot to read or simply watch the world go by.

The second reception is smaller and snug – the sort of room that invites you to curl up with a blanket and a book or perfect as a study, home office or playroom.

At the rear, the kitchen diner brings a hint of the Mediterranean, with warm terracotta floor tiles, deep blue wooden cabinetry, and brass accents. The rich timber worktops and slate splashback bring texture and warmth, while a glazed door opens directly onto the garden – perfect for easy al fresco meals.

The bathroom is smart and striking, clad floor-to-ceiling in broad grey granite-effect tiles – a cool contrast to the classic white suite. There's also a separate WC for added convenience.

Upstairs, you'll find three generous double bedrooms. The principal spans the width of the house and feels especially peaceful. Twin sash windows offer soft, diffused light, while modern built-in storage helps keep life tidy and uncluttered. Two further double bedrooms, each with natural light and alcove shelving, complete the upper floor.

Out back, the garden stretches over 36 feet and offers a blend of privacy and open space. A paved dining terrace leads to a generous lawn, framed by a brick wall on one side and timber fencing on the other.

This is a home with real personality – stylish, functional, and full of quiet charm – ready for its next chapter.

WHAT ELSE?

– Location is everything, and here you'll find yourself effortlessly connected – just a short stroll to Leyton tube station, bus routes, and cycling paths, ensuring seamless travel into the City and beyond. The central line takes you to Stratford in 3 mins, Liverpool Street in 12 mins and the West End in 30 mins. The Suffragette line from nearby Leytonstone High Road station is also easily accessible.

– Westfield Stratford City has all your favourite brands under one roof, and the Olympic Park is a short distance away, providing the perfect opportunity for those who love running, walking or cycling in nature.



A WORD FROM THE OWNER...

"I've very much enjoyed living here, it's a lovely quiet tree lined road very close to the tube and shopping facility's Stratford, Hackney Wick and the Olympic park are all on the door step so it's very well connected, the house has lots of charm character and space the loft has planning consent so has room to grow if needed."

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**Reception Room**

11'9" x 12'9"

**Bedroom**

15'4" x 11'0"

**Reception Room**

9'10" x 10'10"

**Bedroom**

10'0" x 10'11"

**Kitchen / Diner**

9'11" x 13'1"

**Bedroom**

10'0" x 10'6"

**Bathroom**

6'3" x 6'10"

**Garden**

22'11" x 36'5"



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