



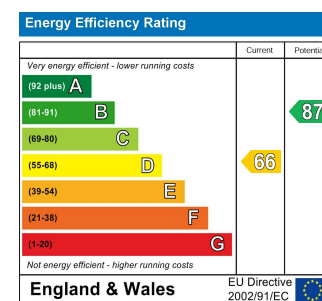
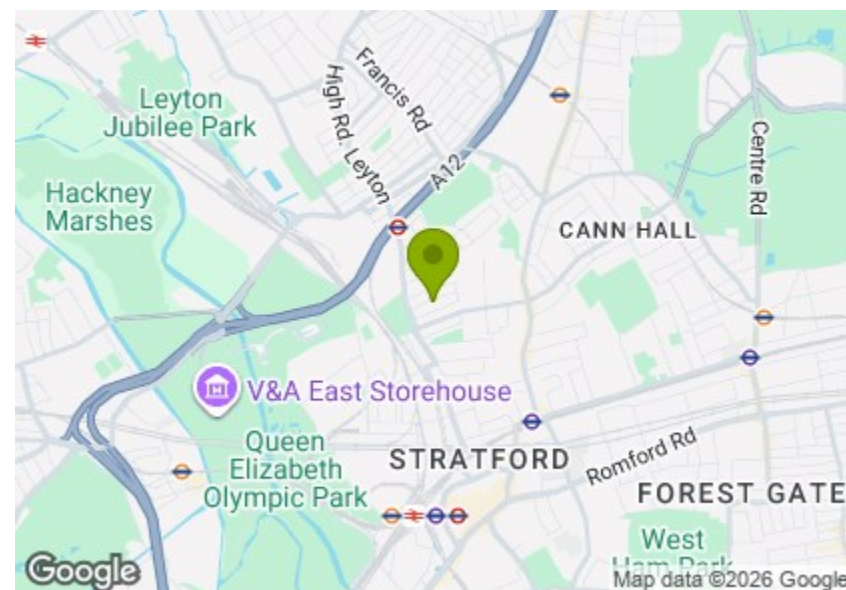
## STEWART ROAD, LEYTON Offers In Excess Of £700,000 Freehold 3 Bed House - Terraced



### Features:

- Three Bedroom House
- Victorian Terrace
- South East Facing Garden
- Very Well Presented Throughout
- Two Bathrooms Plus Ground Floor WC
- Extended Kitchen Diner With Bi-Fold Doors
- Converted Loft
- Moments To Drapers Field
- Short Walk To Leyton Station

A beautifully presented three bedroom Victorian terrace, thoughtfully extended and arranged across three floors, with a bright south east facing garden and over 1,040 square feet of versatile living space. The generous kitchen and dining room forms the heart of the home, while a loft conversion, two bathrooms and a ground floor WC make everyday family life feel wonderfully effortless. Drapers Field is just moments away and Leyton Station is within a short stroll, placing green space and excellent transport links close at hand.



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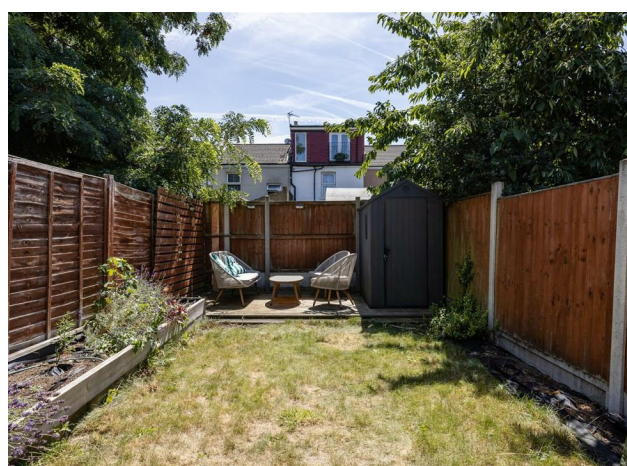
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#### IF YOU LIVED HERE..

Step inside and the sense of space is immediate. The elegant bay fronted reception stretches the full depth of the original house, creating a wonderfully flexible living and entertaining space with pale timber flooring, soft neutral décor and plenty of natural light. A ground floor WC is neatly tucked away beneath the stairs before the home opens into the impressive rear extension, where the sleek contemporary kitchen offers extensive cabinetry, integrated appliances and generous worktop space. Skylights and wide bi-fold doors draw daylight right through the room, while the dining area sits perfectly positioned for everything from family breakfasts to long evenings with friends. In warmer months, the south east facing garden becomes a natural extension of the living space.

Up on the first floor you'll find two comfortable double bedrooms, each beautifully presented with calm décor and an easy, uncluttered feel. The larger bedroom spans the front of the house with twin windows, while the second sits towards the rear beside the stylish family bathroom, finished with a freestanding bath, contemporary fittings and crisp metro tiling.

The converted loft has created an inviting principal bedroom, filled with character beneath the sloping ceilings. Clever built-in storage keeps everything neatly organised, while glazed doors welcome in the light and open onto a Juliet balcony. An en suite shower room completes the floor, giving this peaceful top level the feel of a private retreat away from the rest of the house.

#### WHAT ELSE?

Drapers Field is just around the corner, offering wide open green space, sports facilities and somewhere to stretch your legs close to home.

Leyton Station is a short walk away, putting the Central line within easy reach for quick journeys into the City, the West End and Stratford.

You're perfectly placed for everything that makes Leyton such a popular place to live, from the independent cafés, bakeries and restaurants around Francis Road to nearby favourites including Gravity Well Taproom, Burnt Smokehouse and Yardarm.



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

"We have loved living here over the last five years, on a quiet street, with lovely people including lots of young families. The house has been great for hosting, and having the outdoor/indoor space in the summer has been a perfect place for having friends and family over. Everything feels on your doorstep, with fantastic coffees and pastries from Farha and the lovely playground at Drapers Field both at the end of the road. Having Westfield within walking distance has been so useful, and we spend so many weekends in the Olympic Park and Hackney Wick. Our daughter has swimming lessons at the Olympic pool, and we will truly miss how everything you can ever need is just a walk away, and there is always something new popping up. There's lots of different areas to explore, and we have enjoyed walking up to Leytonstone and Forest Gate. There is definitely a community in the area and you bump into so many friendly faces out and about, which is the thing we will miss the most."

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**Reception room**

12'10" x 23'9"

**WC**

**Kitchen/Diner**

10'8" x 21'4"

**Bedroom**

12'11" x 11'3"

**Bedroom**

7'8" x 10'6"

**Bathroom**

4'9" x 6'11"

**Bedroom**

12'11" x 16'8"

**Ensuite**

2'7" x 6'11"

**Eaves storage**

**Garden**

approx 14'1" x 28'2"



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