



Thornhill Road, Leyton, London, E10

Offers In Excess Of £750,000

Freehold

- Victorian End of Terrace House
- Three Bedrooms
- Three Reception rooms
- Kitchen/Diner & Cellar
- Gas central heating
- Large Garden Studio
- Leyton tube station: 0.7 mile
- Rear garden: approx 40ft
- Side Access to Garden
- Internal: 1609 sq ft (149 sq m)

FOR SALE

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A wonderful, 3 bedroom Victorian end of terrace in the heart of Leyton, with a private garden and large garden studio.

There is over 1000 square feet of living space to make your own here. The rooms are filled with character and natural light. The two reception rooms featuring original ceiling roses, picture rails, an original fireplace and a wood-burning stove. A third reception with skylight incorporates a WC, and leads out to the glorious south-facing garden complete with side access.

A huge bonus with this property is the large garden studio nestled in the heart of the garden; insulated and double-glazed, it is currently used as a creative space.

French doors welcome you back into your kitchen diner - perfect for sunlit breakfasts and relaxed dinners. The kitchen benefits long stretches of worktop and a sink under the window. There is also a large cellar area.

Upstairs the double bedroom overlooks the garden, and sits next to a family bathroom with outsized sandy tiling, modern white suite and integrated mirror. The second double bedroom, currently used as a workspace, also overlooks the garden. The principal bedroom has bespoke wardrobes either side of the fireplace and twin sash windows to the front.

A friendly and quiet street with residential parking and, as a conservation zone, will always retain its charm. Living here, you're within walking distance of many schools rated 'Outstanding'. There is easy access to open space, with Jubilee Park, Hackney Marshes and Coronation Gardens each a short stroll away; Stratford and the Olympic Park are close by.

The Central line at Leyton is nearby, taking just 20 minutes to Liverpool Street. And just over half a mile from you is Leyton's fabulous food-filled Francis Road, with its independent shops and exciting places to explore. The legendary café Deeney's is on the High Road and your new favourite local, the Coach & Horses, with its great beer garden. A warm welcome awaits you in Leyton with this great family home.

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DIMENSIONS

In The Owners Words...

"We have always enjoyed living in our lovely home, with its spacious and light-filled interior and its original features giving it lots of charm. Our large, purpose built studio offers a creative work space surrounded by our generous, south-facing garden. Thornhill Road is a quiet, tree lined road with a friendly community of neighbours. The area has plenty of independent shops and cafes; our favourites include Morney Bakery, Marmelo Deli, and of course, Deeney's Cafe. We love walks in nature with our dog in Epping Forest or Hackney and Walthamstow Marshes. We are lucky to have the vibrancy of Stratford on our doorstep with the Olympic Park and it's shops, facilities (great swimming pools) and easy transport links."

Dimensions:

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor & cellar. Door to reception room one, reception room two & kitchen/diner.

Cellar

24'1 x 14'8

Ground Floor WC

Reception Room One

13'9 x 10'9

Open to:

Reception Room Two

11'3 x 9'2

Open to reception room one. Door to:

Reception Room Three

7'7 x 5'8

Door to reception room two & door to rear garden.

Kitchen/Diner

18'0 x 8'10

Doors to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

14'8 x 11'8

Bedroom Two

11'8 x 9'3

Bedroom Three

9'7 x 8'7

First Floor Bathroom

5'7 x 4'5

Rear Garden

approx 40'

Access to:

Garden Studio

15'7 x 11'9

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: C (74)

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works

FLOORPLAN

Approximate Gross Internal Area 1609 sq ft - 149 sq m
 Cellar Area 355 sq ft - 33 sq m
 Ground Floor Area 592 sq ft - 55 sq m
 First Floor Area 478 sq ft - 44 sq m
 Outbuilding Area 184 sq ft - 17 sq m



EPC RATING

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MAP

