

Morley Road, Leyton, London, E10

Offers In Excess Of £775,000

Freehold

FOR SALE

2 1 3

- Victorian terraced house
- 3 Bedrooms
- 2 Reception rooms
- Kitchen-diner
- Leyton Midland Road station: 0.4 mile
- Rear garden: (approx) 40ft
- Internal: 1141 sq ft (106 sq m)
- Double glazing & gas central heating
- EPC Rating: D
- Council Tax Band: D

This welcoming Victorian property reveals a clever layout that combines the traditional with the needs of a modern family.

The 2 reception rooms, in addition to a huge kitchen-diner, give you options for how to use the living space in a way that works for you. If you keep the lounge with gas fire for relaxing, the kitchen-diner to all be together, relax, eat and cook. You still have a whole extra room to put to use as a study? A music room? A Play or creative space? Office? And the rooms are filled with natural light that flows through from the front to the back of the property. The bedrooms are doubles and in addition to the family bathroom, there's an additional WC. Everything's been considered.

There're some lovely features too: wooden floors, original fireplaces, cornice work, high ceilings with contemporary additions like a roll top bath, on-trend tiling and a slate floor in the kitchen leading out to the garden; which really naturally extends the space and leads to a lawned area with established shrubs.

You'll be living in a great area, close to a variety of schools, parks, sports, entertainment and all the independent shops, cafes and restaurants on nearby Francis Road.

There're good transport links as you're in between 3 different stations, the nearest is the overground station at Leytonstone, which is less than a 10 minute walk away.

For bigger adventures, Hackney Marshes and Wanstead Flats give you acres of natural green space. Shall we take a look?

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DIMENSIONS

In The Owners Words...
We arrived at this house heavily pregnant and 4 years later leave with a newborn. It has been at the heart of our family, providing a cosy, but also spacious home for our children, friends and family. We didn't even tire of it in lockdown! We love the kitchen diner. In summer we throw the bifold doors open, and whilst cooking dinner or enjoying a drink you can keep an eye on the kids as they run in and out. It's the perfect location, a short walk to get a coffee and a cake on Francis road, there's lots of parks for playtime nearby, and central London is close enough with all the fun it offers. Unusually for these houses we aren't overlooked at the front, which gives the house more natural light & a degree of privacy not afforded others in the area. Our neighbours have become good friends and if our extended family lived closer, we would stay for years longer.

Dimensions:

Entrance
Via front door leading into:

Entrance Hallway
Staircase leading to first floor. Doors to all ground floor rooms.

Reception Room
12'5 x 12'2

Reception Room Two
10'3 x 9'10
Access to rear garden.

Kitchen/Diner
29'6 x 10'11
Access to rear garden.

First Floor Landing
Door to all first floor rooms.

Bedroom One
15'9 x 11'0

Bedroom Two
13'0 x 8'11

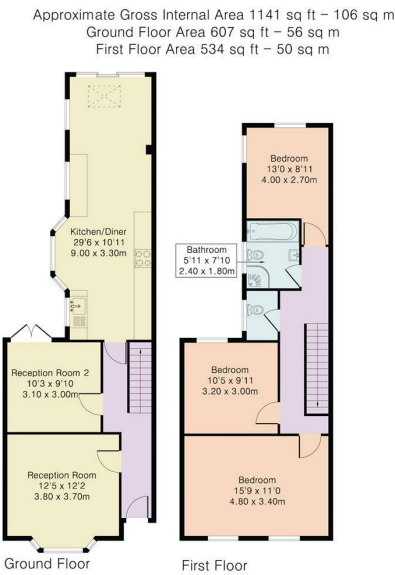
Bedroom Three
10'5 x 9'11

First Floor Bathroom
7'10 x 5'11

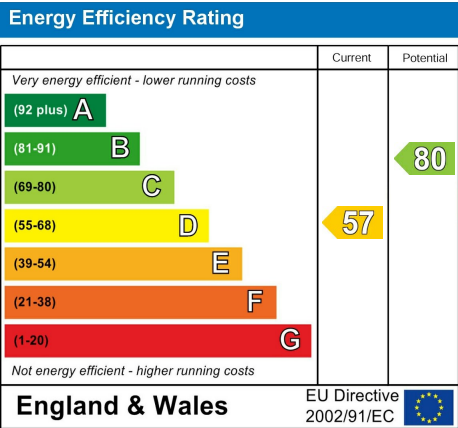
WC
Rear Garden
approx 40'

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 carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN



EPC RATING



MAP

