



## Pearcroft Road, Leytonstone, London, E11

£850,000

Freehold

**FOR SALE**

 2  2  4

- 4 Bedroom end of terrace house
- Gas central heating
- Loft conversion & utility room/WC
- Close to Leyton & Leytonstone Underground & Overground stations
- Quiet residential road
- EPC rating: C (70)
- Council tax band: D
- Rear garden: approx 50ft with side access
- Chain-free
- Internal: 1418 sq ft (131.7 sq m)

Spacious and welcoming end of terrace, family home extended to excellent effect, in a quiet village-like area of Leyton.

The bright entrance and hallway of solid oak parquet floor lead into a large open-plan reception room with bay windows and a cosy wood burner towards the rear, where the room leads out to a spacious kitchen-diner. The modern and thoughtfully designed space features Velux skylights, and terrace doors which then lead into a good sized garden with established plants and trees.

A lean-to runs the length of the house with code-locked access, providing ample storage for bikes and garden tools.

The home has a lovely flow throughout with new floors in most areas and with conversion work and decor finished to a very high standard, there's also a separate utility room with a handy downstairs WC.

Upstairs the stairwells are brightened by more skylights. There's a 3 piece family bathroom, and the bedrooms are all well-proportioned giving you flexible options on how you choose to use the spaces.

On the third floor the dual aspect loft bedroom with solid herringbone oak parquet floor features views from the large windows and a super-contemporary micro-cement ensuite bathroom with walk-in shower.

The neighbourhood is quiet with a village vibe and close to Outstanding rated Newport school. It's a 10-minute walk to Leyton and Leytonstone Tube stations for the Central Line, taking you to Stratford and Westfield in barely five minutes, and Liverpool St. in 15 minutes.

The property is only a few minutes walk from good local shops with all the foodie delights of buzzing Francis Road with its great independent restaurants, cafés, bakeries and local pubs. Discover local bar Fillybrook and restaurants including Homies on Donkeys and award winning Singburi.

This location had easy access to Wansted Flats, The Olympic Park and Hackney Marshes and is only a 20 mins drive from Epping Forest for longer walks.

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## DIMENSIONS

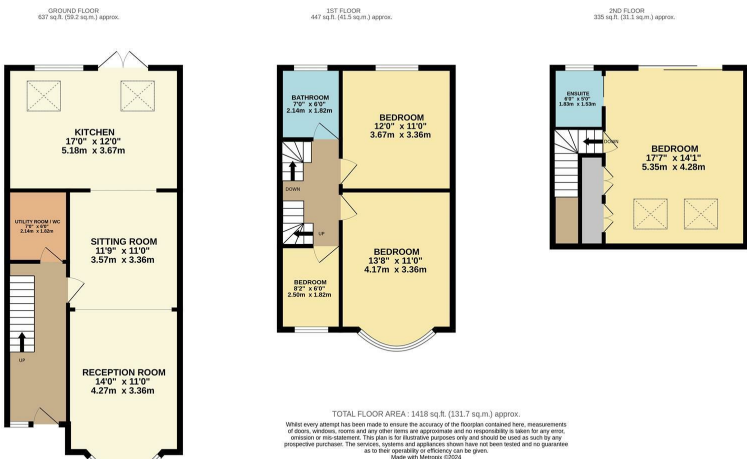
- Entrance**  
Via front door leading into:
- Entrance Hallway**  
Staircase leading to first floor. Door to sitting room & utility room.
- Reception Room**  
14'0 x 11'0  
Open to:
- Sitting Room**  
11'9 x 11'0  
Open to reception room & kitchen.
- Kitchen**  
17'0 x 12'0  
Open to sitting room. Access to rear garden.
- Utility Room/WC**  
7'0 x 6'0
- First Floor Landing**  
Staircase leading to second floor. Door to all first floor rooms.
- Bedroom One**  
13'8 x 11'0
- Bedroom Two**  
12'0 x 11'0
- Bedroom Three**  
8'2 x 6'0
- First Floor Bathroom**  
7'0 x 6'0
- Second Floor Landing (Loft)**  
Door to:
- Bedroom Four**  
17'7 x 14'1  
Door to:
- Ensuite**  
6'0 x 5'0
- Rear Garden**  
approx 50'

**Additional Information:**  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: D

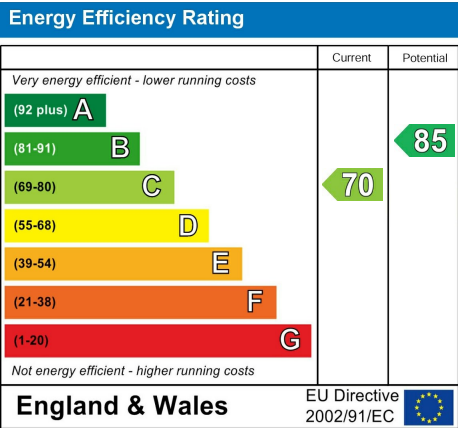
**Notice:**  
All photographs are provided for guidance only.

**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

