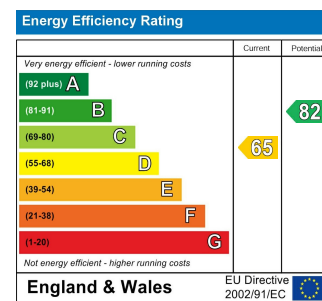




Total Area (Excluding Eaves Storage): 158.4 m² ... 1705 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



KING EDWARD ROAD, LEYTON

Offers In Excess Of £675,000 Freehold

5 Bed House



Features:

- Five Bedroom House
- Laid out Over Three Floors
- Ground Floor Extension
- Versatile Accommodation
- Close To Leyton Midland Station
- 1700 SQFT
- Large Rear Garden

A smartly finished and plentifully spacious five bedroom family home, arranged over three floors with twin bathrooms, multiple receptions and lush rear garden. It's all just five minutes from Francis Road and Leyton Midland Road Overground.

Your rear garden's a mix of patio and lush lawn, surrounded by high timber fencing. A little green fingered magic out here will work wonders.

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E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

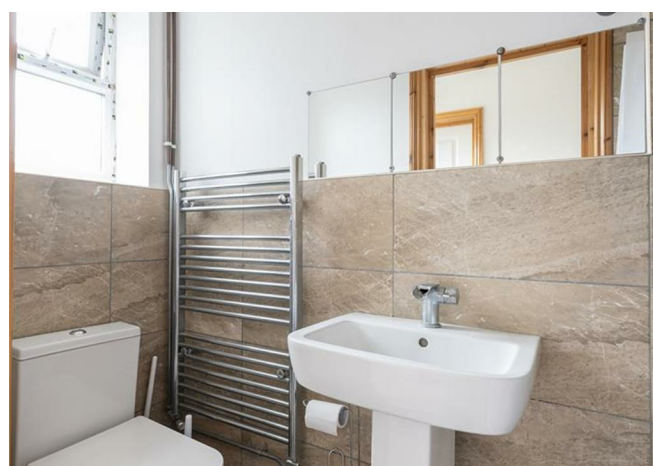
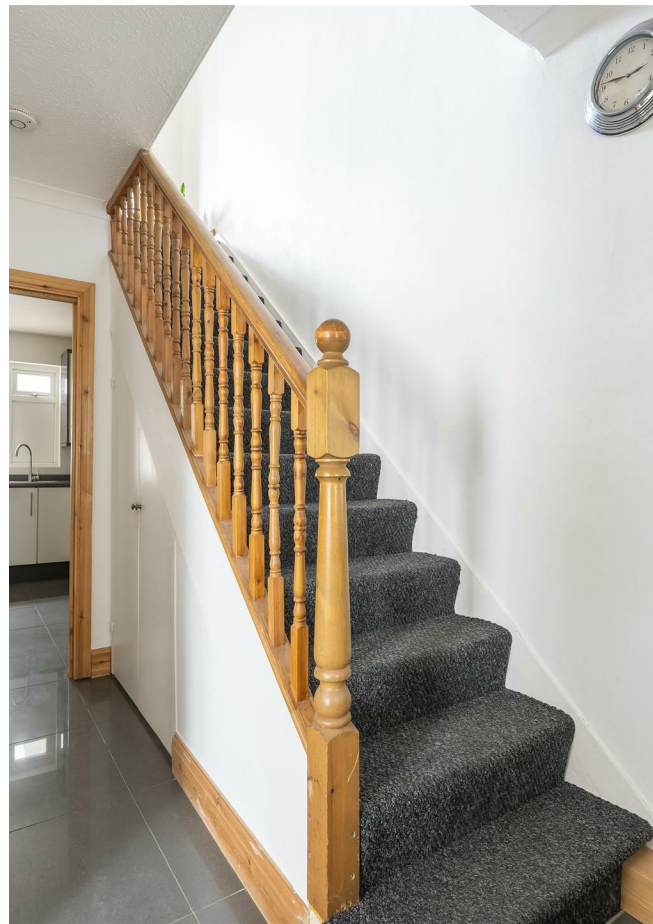
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

You'll have a remarkable 1700 square feet to stretch out in, with your ground floor home to four distinct reception rooms ranging from ninety to 170 square foot, one is skylit and two are connected internally via a set of double doors. You also have a ground floor shower room, sleek fitted kitchen in smoky grey and a skylit hallway with lots of extra storage. It all makes for a range of versatile arrangement opportunities.

Upstairs, and your first floor is home to your principal bedroom of 180 square feet, with blonde hardwood floors and floor to ceiling wardrobes. There's plenty of incidental space in your landing, room for a handy study nook. Bedroom two is another double and your family bathroom finishes the floor, stylishly appointed in jet black letterboxes from floor to hip, with a shower over the tub. Finally, your loft conversion is home to three more bedrooms, two of them brightly skylit.

Outside and, as noted, Leyton's flagship social hub of Francis Road is just five minutes' walk away. A short wander here will reward you with much-loved artisanal cafe Albert & Francis, expertly curated

vintages at Yardarm Wines and one of our few remaining vinyl emporiums; Dreamhouse Records. Also worth exploring are the arches next to Leyton Midland Road station, where you can find lovely craft beers at Gravity Well Taproom and delicious ribs at Burnt Smokehouse.

WHAT ELSE?

- Just five minutes on foot, Leyton Midland Road Overground station sits on the Gospel Oak to Barking Riverside line. Blackhorse Road is just two stops away for a quick swap to the Victoria line.
- Leyton Leisure Centre is just half a mile on foot for swimming pools, gym and exercise classes. Plus Abbotts Park and Jack Cornwell Park are both close at hand for morning jogs, evening strolls, or exercising furry friends.
- Local schools are mostly excellent, with six 'Outstanding' primary/secondaries less than a mile away on foot, plus a further thirteen deemed 'Good' and just as close.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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Porch

Reception
12'11" x 12'11"

Storage

Kitchen
9'3" x 10'7"

Reception
9'7" x 9'6"

Reception
9'0" x 10'4"

Bedroom
10'5" x 7'8"

Shower Room

Bedroom

14'3" x 12'11"

Bedroom

14'6" x 9'6"

Bathroom

9'0" x 5'4"

Bedroom

9'1" x 7'1"

Bedroom

8'2" x 18'4"

Eaves Storage

Bedroom

12'2" x 8'0"

Garden

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