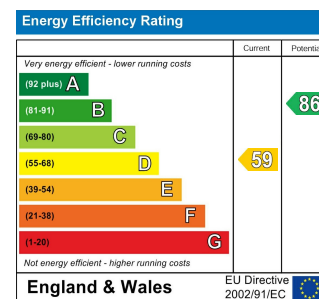




Total Area: 99.5 m² ... 1071 ft²

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.



MILLICENT ROAD, LEYTON

Offers In Excess Of £750,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedrooms
- Victorian End of Terrace House
- Arranged Over Three Floors
- Immaculately Presented
- Private Rear Garden
- Close to Hackney Marshes
- Walking Distance to Lea Bridge Station

Artfully arranged over three floors, this dreamily designed and impeccably appointed four bedroom, versatile Victorian end of terrace home has enchanting vintage features throughout, a luxurious loft conversion and boasts a peaceful private garden.

All set in a quiet residential street, you're within walking distance of Lea Bridge Station and surrounded by lovely local schools and nurseries. An oasis of calm just mere moments from the hustle and bustle of Lea Bridge Road.

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IF YOU LIVED HERE...

You'll be crossing your coveted chequered period pathway into your beautiful brick fronted 1070 square foot home. Your 150 square foot living room features brilliant bay windows, opulent original cornicing, dado rails and a feature fireplace. Blonde flooring flows underfoot, opening up to your sociable 190 square foot kitchen dining room. Playful pink cabinets give way to a beautiful Belfast sink, with on trend copper fixtures.

On a summer's day you can step out into your sun drenched garden, where dreamy decking gives way to gorgeous green grass, gravel and enchanting established roses and foliage. Heading upstairs, your first bedroom is a spacious 135 square feet, flooded in light from another bay window. Your second and third sizeable bedrooms are both adaptable and bright, set with from sash style windows.

You'll want to soak in your dreamily deep clawfoot tub or take a refreshing rainfall shower in your sleek standalone cubicle, all surrounded by crisp white luscious letterbox tiling and featuring a fabulous feature sink. On the third floor you have a generous dual aspect loft conversion, with high ceilings thanks to the full Dormer conversion and home to a double sleeper and en suite, with a lavishly large standalone rainfall shower, set against a stylish background of soft

pink walls and sapphire tiling.

You're perfectly placed next to the comprehensive amenities of Lea Bridge Road. The locally loved Blondie's Brewery is just a four minute walk away. An Aldi supermarket is just moments away, and the brand new Lea Valley Ice Centre is just down the road, with state of the art fitness facilities and world class ice rinks. The architecturally award-winning Leyton Library is just a half hour on foot, with a brilliant cafe and regular community events.

WHAT ELSE??

- Five Ofsted 'Outstanding' primary schools are within a mile, with the closest being Sybourn Primary, just a four minute walk door to door
- When you're venturing further afield Lea Bridge station is just over half a mile on foot and will zip you to Stratford in just seven minutes, for a huge network of overground and underground connections, including the new Elizabeth Line.
- Just a short stroll is the rave reviewed Pinch la Deli, a real gem of a deli, both Italian and Japanese where you can find amazing coffee, cinnamon buns and incredible Italian food. And for your new local try The Hare & Hounds, a superb gastropub with a lovely beer garden, where the menu is as delightful as the decor. Just three minutes round the corner.



A WORD FROM THE OWNER...

"We moved in as a newly married couple and leave, after six happy years, as a family of four. The community here is exceptionally welcoming; many families grew up on this road and we count our immediate neighbours as friends. As an end of terrace, the house is private and quiet. Our south-facing garden is a green oasis and a sun trap on warm days. The roomy, open plan downstairs is perfect for entertaining – we've hosted many dinner parties here. The loft extension gave us a luxurious master bedroom, with views of golden sunsets and the City skyline.

The area keeps growing with new amenities: La Pinch Deli; Aldi; Blondie's Brewery; fitness facilities at the brand-new Lea Valley Ice Centre; and the architectural award-winning Lea Bridge Library. Local stalwarts like BB Café and Bodrum Kitchen serve impeccable food. We're in the catchment for outstanding schools and nurseries. Both our children went to St Saviour's nursery; our older daughter now attends Willow Brook Primary.

We're leaving only to be closer to family, but we'll always adore this home."

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Reception
10'8" x 13'10"

Bedroom
10'0" x 18'6"

Kitchen/Dining Room
15'9" x 12'0"

Ensuite
5'2" x 7'11"

Bedroom
5'6" x 6'11"

Bathroom
5'11" x 8'1"

Bedroom
9'10" x 13'10"

Garden
45'3" x 19'8"

Bedroom
9'5" x 12'0"



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