



Total Area: 131.3 m<sup>2</sup> ... 1413 ft<sup>2</sup>  
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.

- Reception Room  
13'3" x 14'9"
- Reception Room  
9'6" x 12'5"
- Kitchen  
7'6" x 12'3"
- Utility Room  
8'6" x 10'2"
- WC
- Bedroom  
11'1" x 14'9"
- Dressing Room  
5'10" x 8'2"
- Bedroom  
11'1" x 12'5"
- Bathroom  
6'2" x 6'8"
- Bedroom  
9'2" x 21'3"
- Bathroom  
7'7" x 10'7"
- Bedroom  
7'7" x 7'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MATLOCK ROAD, LEYTON

Asking Price £750,000 Freehold  
4 Bed House - Terraced



### Features:

- Victorian Terrace
- Four Bedroom
- Two Reception
- Two Bathroom
- Ground Floor Cloakroom
- Utility Room
- Rear Garden

Situated in a great spot between the fantastic amenities of Walthamstow Village and Leyton, as well as the greenery of Hollow Ponds, this four-bedroom Victorian terrace is an excellent find for anyone looking to lay down some roots and settle into their forever home.

Well presented throughout, highlights include the spacious rear garden, downstairs WC, first floor family bathroom, converted loft with additional bathroom, two reception rooms, plus modern kitchen with extra utility room.

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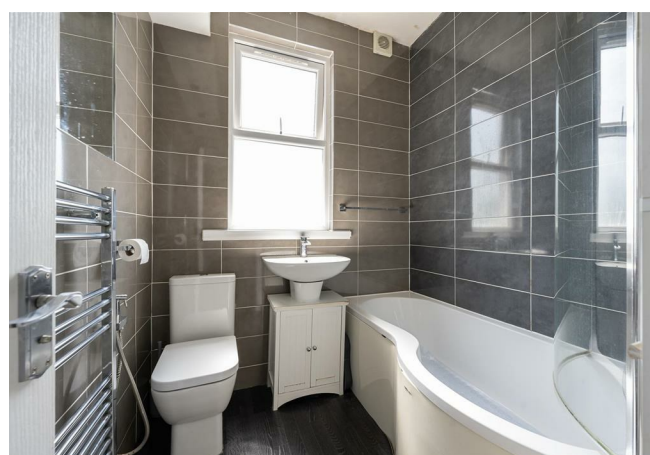
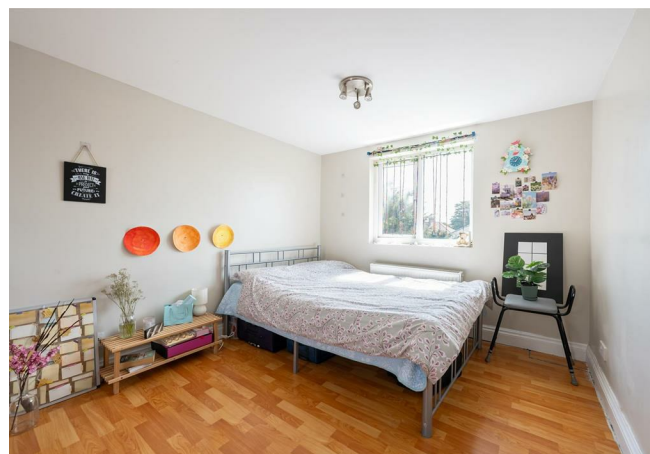
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#### IF YOU LIVED HERE

You'll be welcoming friends and family into your 180 square foot front lounge, immaculately finished in white and soft dove grey with dark blonde engineered hardwood underfoot, and ornate original cornicing and ceiling rose overhead. A set of internal double doors mean you can connect the front reception to your rear dining room; 125 square feet and just as welcoming. In turn the diner is laid open to your kitchen, where you have sleek glossy grey fitted cabinets, matching splashbacks and high end integrated appliances.

Outside, your private garden is an immaculate mix of expansive patio and zero maintenance Trulawn. Perfect for barbecues and great for kids, it's all secluded behind high pristine timber fencing and there's a handy shed at the end. Back inside and upstairs where your master bedroom is a true suite indeed; 165 square feet with sumptuously soft finishes and a dedicated dressing room off to one side. Luxurious.

Bedroom two to the rear is another double, 150 square feet and plushly carpeted once again with a dove grey statement chimney breast taking centre stage. Your family bathroom's next door, with a tear drop shaped tub and

oversized letterbox tiling from floor to ceiling. Head into the loft conversion for three more smart and stylish doubles, including an especially covetable skylit affair, and your second bathroom, also skylit with a dedicated walk in shower cubicle.

#### WHAT ELSE

- The tranquil blue and green surroundings of Epping Forest and Hollow Ponds are just a fifteen minute stroll away. You can even hire a row boat and explore the waterways in the company of friendly ducks.

- Parents will be pleased to know that you have fully twenty four primary/secondary schools less than a mile away on foot, all rated 'Good' or 'Outstanding' by Ofsted. The 'Outstanding' Barclay Primary School is just a third of a mile away.

- Walthamstow Central station is particularly handy for two wheelers, just a seven minute cycle for fast, direct and regular overground and Victoria line connections to central London. You can be in Kings Cross less than half an hour after pushing away from the kerb.



#### A WORD FROM THE OWNER...

"Since I moved into this property the area has changed a lot in a good way. The local amenities have dramatically increased since I first moved in and the area will be missed very dearly. This property has been a family home and it's where my two daughters were born so me and my wife have a special bond with it and everything to do with this property will always be close to our hearts. The local area has a lot to give with parks, schools and local supermarkets all within walking distance, which is fantastic."

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