



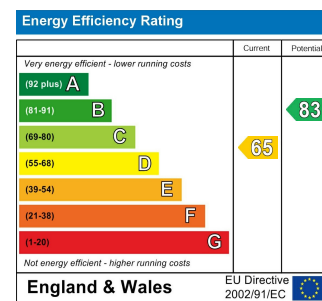
CELLAR
Area: 9.0 m² ... 97 ft²

GROUND FLOOR

FIRST FLOOR

Total Area (Excluding Cellar) 123.2 m² ... 1326 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.



JAMES LANE, LEYTON

Offers In Excess Of £825,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Over 1300 Square Feet
- Large Rear Garden
- Original Features
- Cellar
- Close Proximity to Leyton Midland Station
- Moments Away from Hollow Pond
- Chain Free

Between Abbots Park and Hollow Ponds, sits this smartly presented, four bedroom family terrace, with a sizeable private garden and sleek, modern kitchen. Leytonstone and Leyton Midland Road stations are both within easy walking distance.

It's only an eight minute wander for family picnics and outdoor gym sessions in much loved Abbots Park. There's also a wonderful boating lake at nearby Hollow Ponds, just a half mile from your door and with trails leading into the expansive Epping Forest.

REQUEST A VIEWING
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E4 & N17
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IF YOU LIVED HERE...

Arriving home, you'll step through your porch onto vintage chequerboard flooring running the length of your entrance hall. Turning right you'll find your 195 square foot reception room, with a large bright bay window, sleek marbled fireplace and the original cornicing and ceiling rose. Moving down the hall you'll arrive in your 140 square foot contemporary kitchen, with stainless steel and glossy white splashbacks, smooth cream cabinetry and blonde hardwood underfoot.

To the rear of your kitchen you have a convenient utility space leading to the garden and your ground floor WC and shower room. Back in the hallway, there's access to a second reception room with dark engineered hardwood flooring, and French doors opening into your conservatory. From here you can access your tranquil private garden, with a large stretch of lawn and lush green borders.

Up on the first floor you have your stylish family bathroom, with soft mauve paintwork and broad sandstone tiles. There's a large bright, timber framed window and a shower over the tub. Elsewhere, your principal bedroom comes in at 190 square feet, all naturally illuminated by another oversized, original bay window. Your second, third and fourth sleepers are all handsomely

proportioned, with the rearmost pair also featuring ornamental vintage hearths.

Travelling into the heart of London is plain sailing, from nearby Leytonstone station you can catch direct eighteen minute trains to Liverpool Street on the rapid Central line. Alternatively, stroll ten minutes down your lane to Leyton Midland Road station, where you can ride one or two stops on the Overground to Walthamstow Queens Road and Blackhorse Road. Nestled under the arches by the station you'll find artisanal ales and friendly vibes at Gravity Well Taproom and delicious slow cooked plates at Burnt Smokehouse.

WHAT ELSE?

- For a special dining experience in lavishly decorated surroundings, head over to Kirin Japanese restaurant on Lea Bridge Road, for some of the best Teppanyaki in Leyton.

- Parents will be delighted to learn that sixteen of the primary and secondary schools within a mile of your home have been rated as 'Outstanding' or 'Good' by Ofsted.

- Leyton Leisure Centre is only ten minutes away on foot, where you'll find a state of the art gym, swimming pool with aqua play, a great selection of fitness classes and a relaxing sauna and steam room.



A WORD FROM THE OWNER...

"House has been in the family since 1959 & having grown up in the house it has always been a loving family home. Epping Forest & Hollow Ponds is at the bottom of the road for relaxing walks & house is served with good transport links. A 10 minute walk to Leytonstone Centre & the shops, restaurants, cafes & bars."

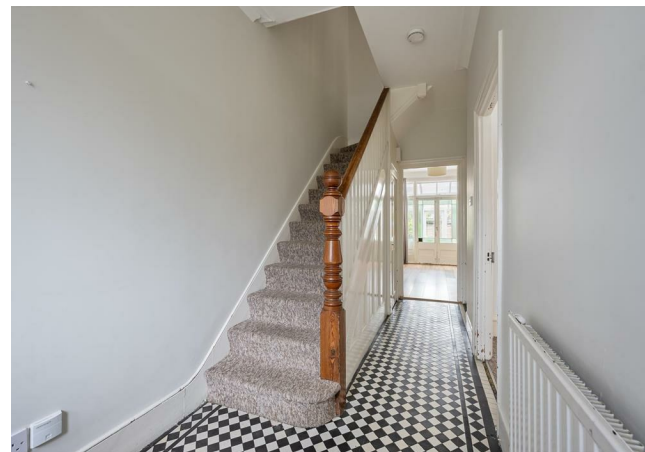
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Reception
12'11" x 16'3"

Kitchen
12'6" x 11'10"

Reception
9'3" x 13'11"

Utility
5'2" x 7'10"

WC/Shower
5'2" x 4'2"

Conservatory
9'0" x 7'2"

Bedroom
6'10" x 9'9"

Bedroom
11'7" x 16'3"

Bedroom
9'0" x 11'10"

Bathroom
5'2" x 7'9"

Bedroom
6'10" x 14'2"

Cellar
5'6" x 16'11"

Garden
approx. 43'11" x 20'0"



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