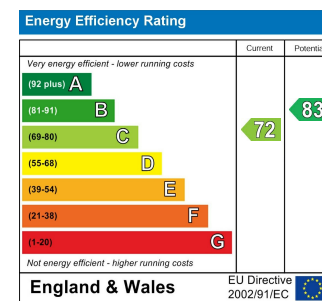
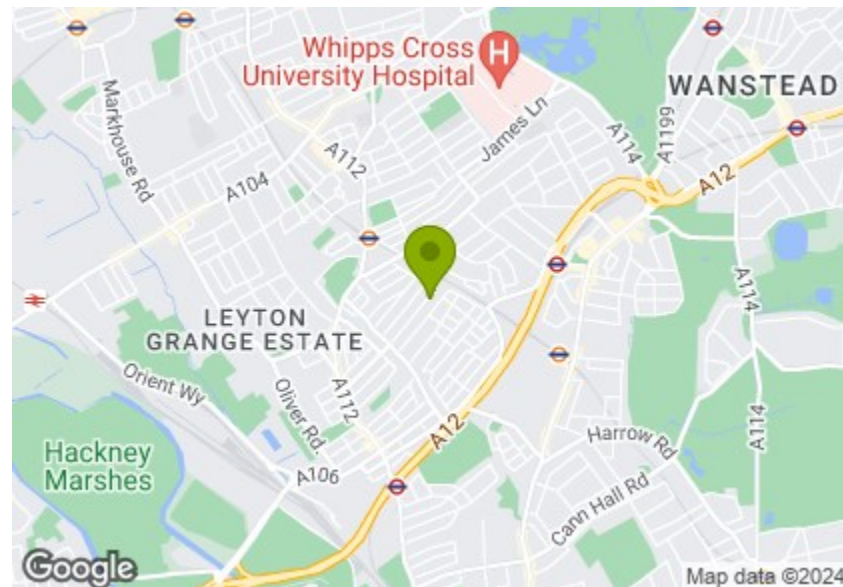




Total Area: 146.4 m<sup>2</sup> ... 1576 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only



## MURCHISON ROAD, LEYTON

### Offers In Excess Of £850,000 Freehold 5 Bed House - Terraced



#### Features:

- Four Bedroom House
- Victorian Terrace
- Loft Converted
- Additional Study
- Spacious Kitchen/Diner
- First Floor Bathroom
- Ground Floor WC
- Close To Francis Road

This marvellous five bedroom, three bathroom Victorian terraced home combines timeless period charm with modern design. Featuring a spacious loft conversion, you're perfectly situated on a quiet residential street near vibrant Francis Road.

Your splendid garden is a private oasis, surrounded by lush greenery. It features a raised patio for dining and entertaining, along with a generously sized studio shed. A perfect spot for a creative retreat.

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0203 369 6444

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**E8, E9, E5, N16, E3 & E2**  
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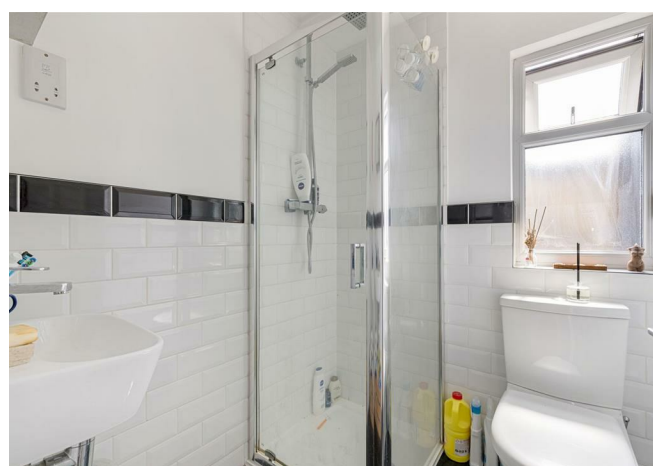
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#### IF YOU LIVED HERE...

You'll enter your elegantly crafted hallway with classic grey accents and wide, light oak hardwood flooring throughout. Your 260 square foot reception area is perfect for family evenings or social gatherings, open plan with a light filled Victorian bay window. A single ceiling beam pays homage to the home's heritage. Your kitchen offers ample space for cooking and dining, with floor-to-ceiling trifold windows opening to the garden for natural light and fresh air. Grey, shaker style cabinets and white tiled splashbacks blend country charm with contemporary flair, all complemented by large granite style floor tiles.

Upstairs, you have three bedrooms of varying size, along with a spacious first floor bathroom. To the front your principal sleeper totals 180 square feet and features double windows for plentiful natural light. Expansive shelving stretches across the smaller bedroom, making an ideal office or studio space. Your bathroom's substantial, with a clean signature design, featuring a tub and shower with three shower heads, classic black and white tiling, and a smart modern aesthetic thanks to those large, black, granite style floor tiles.

Moving to the second floor, you'll discover a spacious loft conversion that impresses with its sheer versatility. This area is perfect as a guest suite, featuring practical eaves' storage, dual skylights, and double mirrored

wardrobes. A Juliet balcony adds a touch of classic charm. The adjacent smaller bedroom, or potential study, is conveniently connected to a stylish en suite. Designed in the same elegant finish as the family bathroom and including a separate shower compartment with a luxurious rainfall shower.

Your nearest station, Leyton Midland Road, is just a quick ten minute walk away, offering overground services to Blackhorse Road for the Victoria line. Alternatively, both Leytonstone and Leyton stations are a fourteen minute walk, providing access to the Central line with direct routes to the City in approximately seventeen minutes and the West End in less than thirty. On Francis Road, independent cafes, such as Albert & Francis and Strange Brew, are plentiful. For authentic and fresh Japanese food, Nasi Isda is just a five minute stroll from your front door, while Gravity Well Taproom, a favourite for craft beers, is nine minutes away.

#### WHAT ELSE?

- Parents will be pleased to learn that within a one mile radius of your home, there are five primary schools rated 'Outstanding' by Ofsted.
- Verdant greenery is plentiful, with Abbotts Park a thirteen minute walk away and Jack Cornwell Park sixteen minutes from your home.
- Your new local, The Heathcote & Star, a traditional community pub known for its gorgeous decor and delicious Sunday roasts, is six minutes away.



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

"The property is located in a close-knit and diverse community. The area is quiet and has traffic calming measures in place, and cycle routes running through it. It is close to Whipps Cross hospital and a number of GP surgeries and health centres. It is also well-served by leisure facilities such as sports centres and swimming pools. Hollow Ponds, Epping Forest and the Olympic Park are all nearby, and there are several local parks. Leyton has good transport links - the Central Line at Leyton and Leytonstone, London Overground at Midland Road, and a number of busses serving Leyton High Road, Walthamstow and Leytonstone. We are close to Westfield and Walthamstow for shopping."

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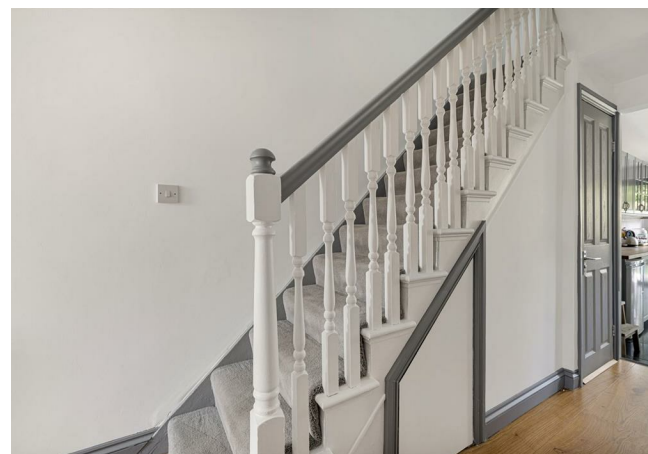




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**Reception Room**

10'10" x 24'0"

**Kitchen/Diner**

14'11" x 16'11"

**WC**

**Bedroom**

15'2" x 12'3"

**Bedroom**

9'7" x 11'6"

**Bedroom**

5'1" x 8'11"

**Bathroom**

8'8" x 7'2"

**Bedroom**

14'11" x 19'10"

**Eaves Storage**

**Bedroom**

8'5" x 8'10"

**Ensuite**

5'0" x 5'2"



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