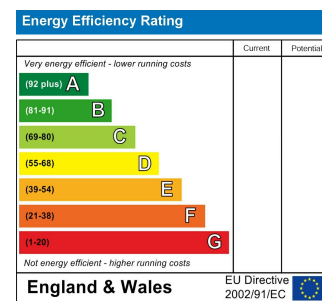




Total Area: 87.6 m<sup>2</sup> ... 943 ft<sup>2</sup> (excluding outside area)  
All measurements are approximate and for display purposes only



## BYRON ROAD, LEYTON

### Offers In Excess Of £675,000 Freehold 3 Bed House



#### Features:

- Three Bedrooms
- Immaculately Presented
- Garden Room
- Short Walking Distance To Leyton Midland Road Station
- Arranged Over Three Floors
- Kitchen/Diner
- Easy Access To Jubilee Park

An immaculately presented and stylish three bedroom, two bathroom family home spanning three storeys, bursting with designer detail, character, colour and natural light throughout. It's all located just ten minutes from Leyton Jubilee Park.

You're just an eight minute walk from Leyton Midland Road Station for Overground services, and a two stop trip to Blackhorse Road Station will connect you to the Victoria Line, bringing you to King's Cross in just fifteen minutes from there.

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0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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0208 520 3077

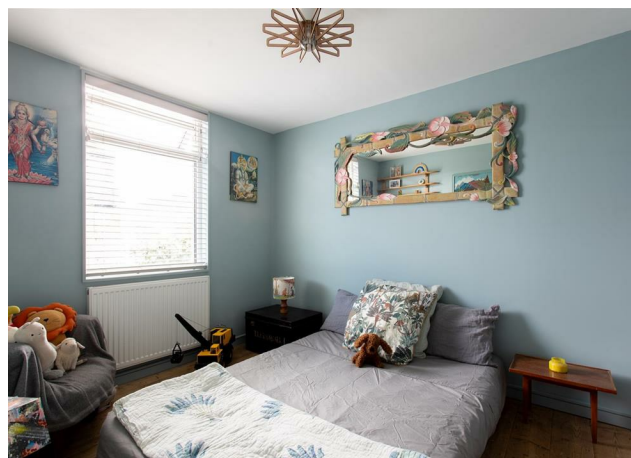
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#### IF YOU LIVED HERE...

You'll be stretching out among an eye-catching blend of mid century and modern design, laid out across 940 square feet. The smoothly flowing reception, kitchen, and dining area features off white walls that provide a neutral backdrop, while a box bay window in an elegant archway floods the room with light. Pendant lighting hangs overhead, and rich oak floors run throughout. The L shaped kitchen features striking forest green cabinets, polished concrete worktops, integrated appliances, and slate grey hexagonal tiling.

Upstairs, the bespoke staircase leads to two spacious double bedrooms. The front sleeper features original wood flooring, abundant natural light from two large windows, and a beautiful golden oak fitted wardrobe. The second bedroom is decorated in duck egg blue and includes a large fitted wardrobe. Your first floor bathroom has a stylish combination of white textured herringbone tiles, a tub with a shower overhead, and an attractive Iroko vanity. On the third floor, a striking sky lit bedroom features sage green and birch ply, ample eaves storage, and a modern en suite with Bert and May tiles and a separate shower cubicle.

Outside you have a wealth of open greenery, beloved eateries, and classic pubs at your fingertips. Leyton High Road and Leyton Midland Road, less than a ten minute walk away, are home to Perky Blenders Coffee, Gravity Well Taproom, and Burnt Smokehouse.

Head twelve minutes south to Leyton High Road for succulent toasties at Deeney's and a pint at the Coach and Horses Pub. Coronation Gardens is on your doorstep and as noted, Leyton Jubilee Park is just ten minutes away, perfect for evening runs.

#### WHAT ELSE?

- Your kitchen seamlessly flows into a brick laid mature garden filled with greenery, ideal for outdoor entertaining. The modern garden studio with hidden storage and a bench worktop can easily convert from an office space by day to a snug by night.
- Parents will be happy to learn that within a one mile radius of your home, there are seven primary schools rated outstanding by 'Ofsted', including Riverley Primary, just six minutes away.
- Keep fit at Pause, a top rated yoga and pilates studio.



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

"We spent years lovingly renovating this property ourselves, with a keen eye for design and detail we made this house our first family home. With functionality, aesthetic and comfort at the forefront of our minds when building, we hope you find this a magical place to live. I am an experienced cabinet maker and I've devoted all of my creative talent on transforming the space into what you find today. The community around us is also worth a mention, a quiet no-through road with a lovely park at the top, plenty of local amenities in the ever buzzing Leyton Midland area - it really is a fantastic place to live! We hope the next people that live here will create as many special memories as we have."

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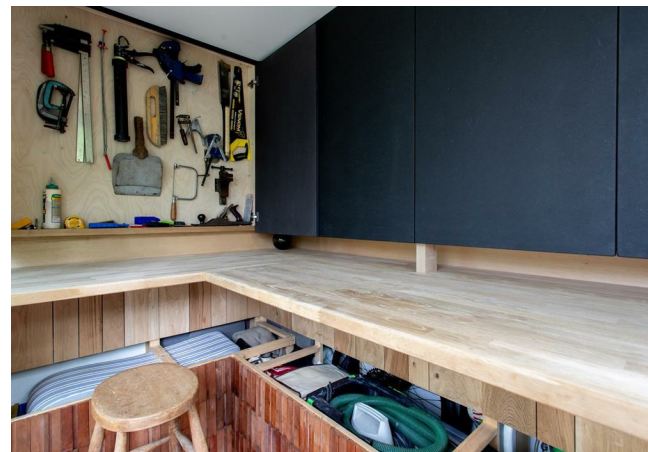
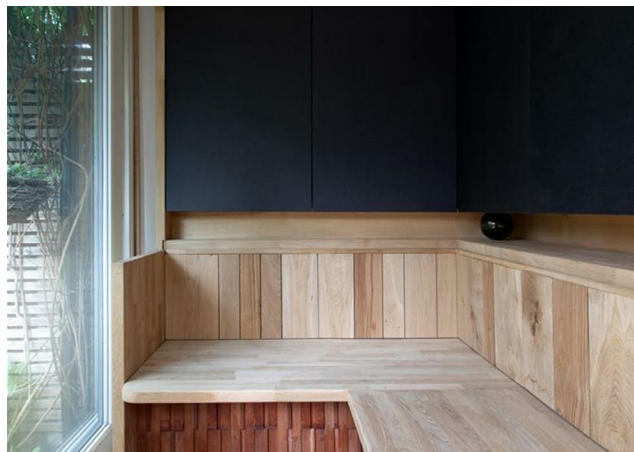




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**Kitchen / Diner / Living Room**

13'11" x 24'11"

**Outside Area**

13'11" x 17'11"

**Garden Room**

7'10" x 5'7"

**Bedroom**

13'6" x 9'8"

**Bedroom**

7'10" x 11'9"

**Bedroom**

9'7" x 16'7"

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