



MATLOCK ROAD, LEYTON

Offers In Excess Of £775,000 Freehold 3 Bed House



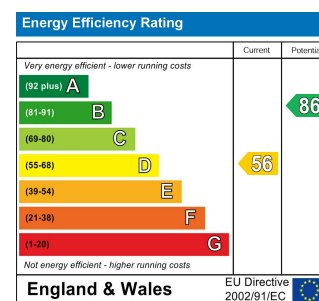
Features:

- Three Bedrooms
- End of Terrace
- Beautifully Presented
- Quiet Residential Location
- Leyton Midland Road Station
- Close proximity to Hollow Ponds
- Potential to extend (stpp)
- Large Garden

An elegantly appointed, artfully arranged and naturally bright three bedroom family home within easy reach of both Epping Forest and Walthamstow Village. Your stellar location is matched only by the five star design & decor on show throughout.

With your loft space so far unexplored you have plenty of potential to follow in your neighbours' footsteps and add your own whole new storey (subject to the usual permissions).

REQUEST A VIEWING
0203 397 9797



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

Step past that handsome brick frontage, through your beautiful front door inset with stained glass, and vintage chessboard tiles run underfoot in your hallway. Your glorious open plan ground floor starts on your right, with an epic through lounge of 275 square feet, immaculately floored with light blonde herringbone hardwood and finished in a soft, smoky grey palette. Naturally bright minimalism is the order of the day in here, with an exposed brick hearth adding a charming focal point.

To the rear it's all laid open to your 140 square foot kitchen. Another modern masterpiece with stately charcoal cabinetry on all sides, topped off with brass fittings and marbled white worktops. A breakfast bar proudly takes centre stage below pendulum lighting and bi folding patio doors open it all up to the garden. Throw these back to bring the indoors out and step onto your broad patio, where a pair of palm trees flank the descent to a lush length of lawn, barely overlooked with mature screening greenery on the horizon.

Back inside, and your ground floor is completed by a dedicated study – that most modern of essentials. Upstairs your principal bedroom comes in at 160 square feet, all splendidly finished in striking vintage style. Bedroom two's another double, with whitewashed timber underfoot, while your third bedroom

– a generous single – would also make a superb second study. Finally your family bathroom is an immaculate masterpiece in white tiling and striking onyx trim, with rainfall shower over the tub.

Outside and you're perfectly placed, with the peaceful streets and renowned restaurants of Walthamstow Village just over ten minutes away on foot. Choose from the cosy gastropub vibes of The Castle, the artisanal hedonism of Mother's Ruin, the fine dining at The Kitchen and many, many more. You're sure to find a new favourite. On the other hand, whenever you want to get away from it all, the green and blue space of Epping Forest and Hollow Ponds are just fifteen minutes on foot or five by bike. You'll forget you're in London.

WHAT ELSE?

– Leyton Midland Road overground is just ten minutes walk for runs from Gospel Oak to Barking Riverside. Alternatively ride two stops and swap at Blackhorse Road for the Victoria line.

– You're sat on the end of the terrace here, for extra levels of peace, quiet and privacy.

– Parents will be pleased to find no fewer than five 'Outstanding' primary/secondary schools, all less than a mile away on foot.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception Room

12'0" x 25'4"

Kitchen

17'8" x 8'2"

Study

6'11" x 8'2"

Bedroom

12'2" x 12'0"

Bedroom

11'2" x 15'6"

Bedroom

6'6" x 8'3"

Bathroom

5'6" x 6'11"

Garden

approx. 52'5"



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM