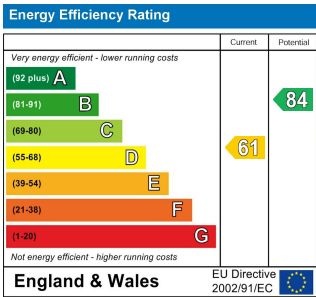
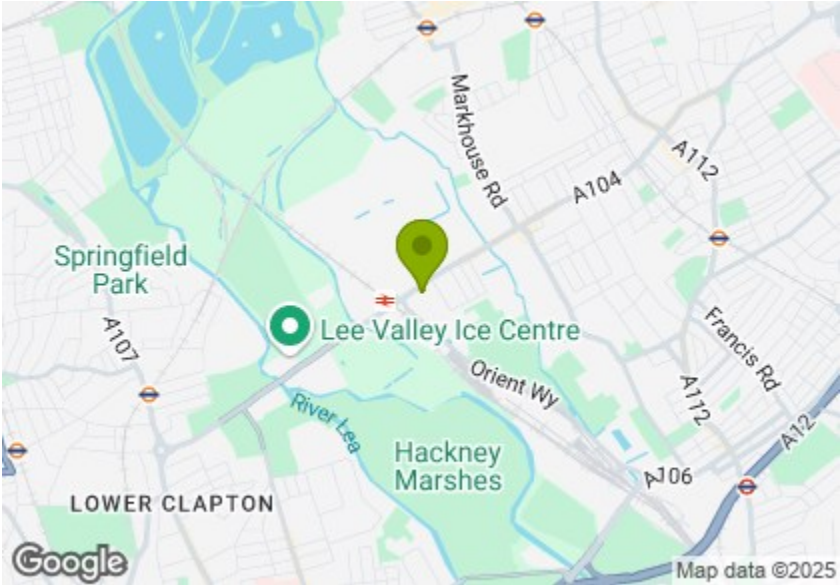




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



ELM PARK ROAD, LEYTON

Offers In Excess Of £650,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Well Presented
- First Floor Bathroom
- Two Reception Rooms
- Walking Distance to Hackney Marshes
- Close to Lea Bridge Station

Situated a short walk from the vast green space of Hackney Marshes, this four-bedroom mid-terrace home is beautifully finished and bursting with character, with two reception rooms, a first floor bathroom and a large south-west facing garden with studio amongst the highlights.

You'll never be short of essentials or tasty treats since you've got a huge array of amenities on your doorstep, and Lea Bridge Station is a four minute walk away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines.

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IF YOU LIVED HERE...

You'll long admire the handsome frontage as you approach your new home. Your double-reception room is a light-filled sanctuary, with custom shutters, a feature fireplace and bespoke carpentry. The spotless decor carries on through to the bright open plan living room/kitchen, which is a stylish affair with pristine cabinets, immaculate herringbone tiling, high-spec appliances and thoughtful touches such as the vertical column radiator. The rear doors open up to your sun trap garden, which will be a great spot for sipping a coffee and taking in the view of the custom beds and convenient rear studio on warmer days.

On the first floor, you've got two bedrooms, each with spotless decor, plus a family-sized bathroom, which has beautiful tiling, vintage-style fittings and both a freestanding tub and walk-in shower. Up in the loft, you have a further two bedrooms - and plenty of eaves storage

As having Hackney Marshes a few minutes away, you've got also the Jubilee Park within strolling distance, perfect for dog walking, exercising or just people watching. As for food and drink, this part of E17 of has boomed in recent years thanks to the availability of retail space and vacant warehouses. Neckstamper Brewery and Taproom opened in 2016 but still feels like a hidden gem, while

over on the Argall Avenue industrial estate, you'll find brilliant creative businesses such as the ceramics space Turning Earth.

Meanwhile, on Lea Bridge Road, look out for eco-refill store-cum-coffee shop Cups & Jars, Italian deli with a Japanese influence Pinch la Deli, eclectic event space/bar/pizzeria Patchworks which houses the brewery Blondies, as well as convenient chains such as Aldi.

WHAT ELSE?

-As well as having Lea Bridge station nearby, you're in a fantastic spot between Leyton, Walthamstow and Clapton - and there are plenty of bus routes to run you in between (as well as a good cycling infrastructure).

-After a huge rebuild, the Lee Valley Ice Centre has just reopened. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, The Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side area - and it's only a short walk from your front door.



A WORD FROM THE OWNER...

"We have had a lovely 6 years here and will be sad to move. We love living only a near lots of green space and the short walk to the station is great for the commute into central London. It's a nice quiet street with lots of young families living nearby."

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Reception

10'8" x 11'4"

Reception

8'9" x 9'11"

Dining Room

13'2" x 11'1"

Kitchen

9'7" x 9'6"

WC

Bedroom

7'9" x 11'4"

Bathroom

8'9" x 10'0"

Bedroom

14'1" x 9'10"

Bedroom

6'11" x 10'9"

Bedroom

12'5" x 17'3"

Eaves Storage

Garden

Garden Storage

11'3" x 5'8"



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