

Garden - Approx. 5.3m x 12m



Reception
12'2" x 24'11"

Kitchen
10'2" x 16'6"

WC

Bedroom
16'1" x 12'2"

Bedroom
10'5" x 12'0"

Bedroom
10'3" x 12'1"

Bathroom
7'3" x 8'8"

Garden
17'4" x 39'4"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

MALTA ROAD, LEYTON

Offers In Excess Of £650,000 Freehold 3 Bed House



Features:

- Large Victorian Home
- Three Double Bedrooms
- Chain-free
- Potential to extend (stpp)
- Short walking distance to Leyton Midland Road Station
- Easy Access to Jubilee Park

This generously proportioned Victorian home spans two levels and offers a wealth of space and potential. With three spacious double bedrooms, this property presents an excellent opportunity for those seeking a family home with the option to further extend and tailor the space to their needs. While the home would benefit from some modernisation, its period charm and original features create a solid foundation for any updates.

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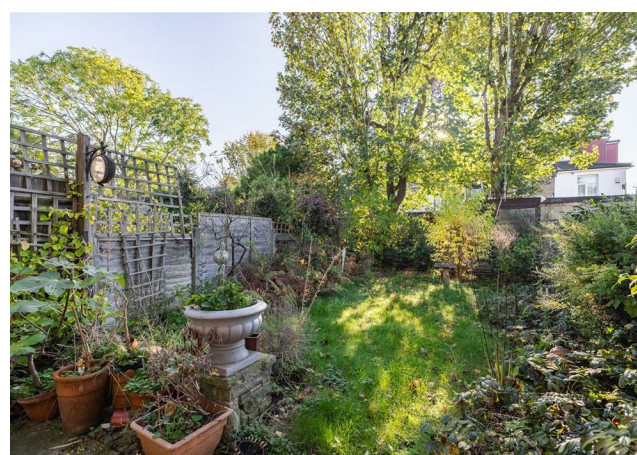
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IF YOU LIVED HERE...

Upon entering, you'll find a large reception room that effortlessly combines space for lounging and dining, enhanced by high ceilings and a tall bay window at the front. This elegant feature fills the room with natural light. French doors from the reception open out to a generous south-facing garden allowing you to dine in a private and sunny setting.

The kitchen, positioned at the rear of the house, is another highlight with its spacious layout and direct garden access. It's a bright, welcoming space that offers potential for a contemporary makeover while maintaining the home's original warmth. On the ground floor, a convenient WC adds practicality for guests and daily use.

Upstairs, all three double bedrooms are situated on the second floor, along with a well-proportioned family bathroom. The layout is designed for family life, keeping all the bedrooms on the same level for ease and comfort. Each room benefits from the home's classic Victorian proportions, with large windows allowing for abundant natural light, creating a sense of space and openness.

Outside, the property's south-facing garden offers a private retreat, ideal for children to play, gardening, or hosting summer gatherings. With plenty of room for planting and landscaping, the garden is a versatile space that invites creativity and outdoor enjoyment, making it a welcoming extension of the home.

Just over a 20-minute walk you'll find Francis Road, a popular pedestrian-friendly street, celebrated for its village-like atmosphere and strong sense of community. The

street is lined with a variety of independent shops, cafes, and small businesses, making it a go-to destination for locals.

Jubilee Park, just over a 10-minute walk, is a popular green space, perfect for families and outdoor enthusiasts. It features expansive lawns, a children's play area, and paths for walks or jogging. The park is a lively community hub and a peaceful escape from urban life, with connections to other green areas in East London.

You'll be well-connected to the rest of London, with just a 10-minute walk to both Leyton Underground and Leyton Midland Road Overground stations. Leyton Underground, on the Central Line, offers quick and direct access to Central London, with just a 12-minute journey to Liverpool Street and easy connections to Oxford Circus, Bank, and the West End.

WHAT ELSE?

Within a 10-minute walk, you have access to several outstanding schools: Riverley Primary School and Willow Brook Primary School Academy, both rated "Outstanding" by Ofsted, are known for their strong academics, inclusive environments, and emphasis on student well-being. St. Saviour's Church of England Primary School, slightly further but still within easy reach, also holds an "Outstanding" rating, praised for its community focus, quality teaching, and balanced approach to education.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination.

The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep.

And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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