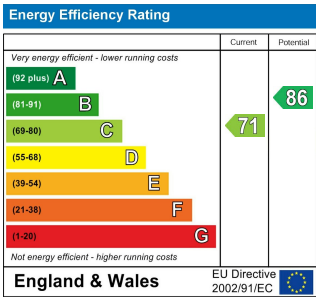
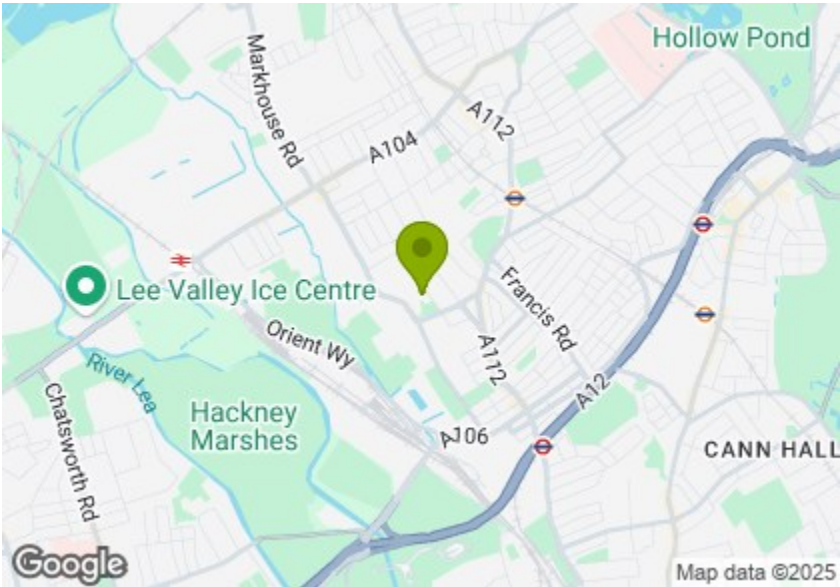




Total Area: 98.3 m² ... 1058 ft² (excluding eaves storage)  
All measurements are approximate and for display purposes only.



CRESCENT ROAD, LEYTON  
Offers In Excess Of £750,000 Freehold  
4 Bed House



Features:

- Four Bedroom House
- Victorian Terrace
- Loft Converted
- Refurbished Throughout
- Kitchen/Diner
- Close To Leyton Tube Station
- Chain Free

An immaculately presented, four bedroom, two bathroom, Victorian family home. Beautifully refurbished throughout with a sweeping, open plan, ground floor and stylish loft conversion. All just moments from Hackney Marshes and Francis Road.

Your closest new tube is Leyton, where the swift Central line takes you through to Liverpool Street in thirteen minutes. Your door to door commute to the City, could take as little as half an hour.

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

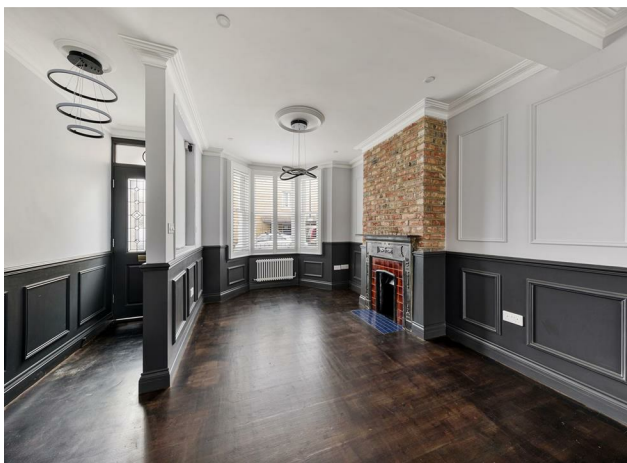
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#### IF YOU LIVED HERE...

Your immense, 340 square foot, ground floor open plan living space starts with a wonderful reception area to the front. An exposed brick chimney breast frames an ornate mantel and tiled hearth, complemented by dark timber flooring, two tone Wainscot panelling, designer light fittings and a bright, bistro shuttered bay window. As you meander along, through the dining area and into your kitchen, you'll pass a stylish, monochrome, ground floor WC and some handy extra storage space under the stairwell.

Through in your sleek, spacious kitchen/diner you'll find more exposed brickwork and charcoal grey cabinets. All topped with pristine white worktops, stainless steel integrated appliances, a large bright skylight and glazed doors that open onto a smooth slate, patio and handsome stretch of well kept artificial lawn. Back inside, on the first floor, your principal bedroom is home to another gorgeous vintage hearth with exposed brick surround and two bright, bistro shuttered windows. That wonderful, dark russet timber continues underfoot, throughout the principal bedroom and into another generous double sleeper next door.

The monochrome perfection continues in your luxurious, first floor family bathroom, where a stroll in rainfall shower sits opposite a free standing, clawfoot bathtub with handset shower. Up on the second floor, in your beautiful loft conversion, you'll find your third and fourth double bedrooms. The third sleeper to the rear has a glazed Juliet balcony while the fourth bedroom and its accompanying en suite are illuminated

by two large skylights and a floor to ceiling window. In the sophisticated en suite you'll find another refreshing, stroll in, rainfall shower and modern, black and white fixtures and fittings.

Leyton Jubilee Park is just a few minutes from your front door, where you'll find plenty of indoor and outdoor sports facilities. If you keep walking across the park, you'll arrive in the vast, lush expanse of Hackney Marshes, only twenty minutes away from your new home. From here, you have endless exploration opportunities, South towards London Stadium or North into Walthamstow Wetlands. The vibrant, social hotspot of Francis Road is also an easy ten minute stroll away. Along here, as well as excellent local shops and amenities, you'll find friendly coffee houses and some great pubs. We'd particularly recommend The Northcote Arms for its delicious Mediterranean inspired menu and live music events.

#### WHAT ELSE?

- In less than ten minute's walk, you'll find yourself at your family and dog friendly new local, The Coach and Horses. With an impressive range of international beers, a mouth watering Sri Lankan food menu and sheltered beer garden.
- There are eighteen primary and secondary schools within a mile of your home, with Riverley Primary being the closest, less than a quarter of a mile from your front door.
- Younger members of your family will enjoy a trip to Zip Zap, on Oliver Road, where pre schoolers can take part in fun and creative, music and drama sessions.



#### 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

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**Kitchen/ reception room**  
35'11" x 9'8"

**WC**

**Bedroom**  
12'9" x 10'8"

**Bedroom**  
10'4" x 7'3"

**Bathroom**  
9'3" x 8'5"

**Bedroom**  
9'3" x 8'4"

**Bedroom**  
16'1" x 9'10"

**Shower room**

**Eaves storage**

**Garden**  
21'3"



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