



WHITNEY ROAD, LEYTON

Offers In Excess Of £750,000 Freehold

3 Bed House - End Terrace



Features:

- Three Bedrooms
- Beautifully Presented Throughout
- Open Plan Kitchen-Diner
- Large Garden
- Close Proximity to Leyton Midland Road

A smartly developed, three bedroom 1930s family terrace, just a short stroll from Leyton Midland Road overground station. Behind the charming traditional frontage you have over 1000 square feet of impeccably finished contemporary living space.

Already substantially extended to the rear, with your loft space still unexplored you have scope remaining to follow in your neighbours' footsteps, and add your own whole new storey (subject to the usual permissions).

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and your new home's pedigree is immediately apparent, with glossily restored vintage timber floorboards running underfoot and flowing on into your 170 square foot front reception. Brightly lit by that oversized 1930s bow window, the whole space is pristine in white with a cosy wood burner nestled in a blank hearth below a stately white mantelpiece. Back out in the hallway there's a handy spare WC before the main event.

Your brilliantly bright open plan kitchen and dining room comes in at more than 350 square feet, with a bank of large skylights overhead and a real wall of oversized bifolding doors. The resulting floods of natural light illuminate your sleek laminate floorboards and elegant banks of charcoal cabinets, topped with chunky white counters and large format splashbacks. A substantial chef's island takes centre stage.

Slide back those patio doors to bring the outside in, with a large pristine patio giving way to a generous length of lawn, flanked by timber fencing and ending in a handy shed. Upstairs now and your large principal bedroom's illuminated by another widescreen bow window, framing leafy views. There's a generous single next door and another double to the rear, while your family bathroom completes things in white metro tilework.

Outside and, as noted, Leyton Midland Road overground is just a half mile on foot for the Gospel Oak to Barking Riverside line. From here it's just a two stop hop to Blackhorse Road and the Victoria line. There's plenty going on under the arches here too, with charming artisanal brews at Gravity Well Taproom and delicious BBQ st Burnt Smokehouse. Just across the road you'll find Perky Blenders, a much loved independent coffee spot sure to become a favourite part of your morning.

WHAT ELSE?

- The wide open greenery of Leyton Jubilee Park is perfect for a morning run, afternoon picnic or evening stroll.
- Leyton's renowned Francis Road is less than fifteen minutes on foot, with plenty of independent cafes and shops to explore.
- You can be walking the peaceful streets of Walthamstow Village in around fifteen minutes, enjoying some of the best wining and dining spots for miles around.
- Benefit from the quietude of a dead-end street, providing a peaceful setting free from through traffic.



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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Reception Room

14'3" x 12'4"

Bedroom

12'0" x 10'9"

Kitchen / Dining Room

20'8" x 18'0"

Bedroom

8'2" x 6'3"

Bathroom

7'0" x 6'7"

Garden

45'11"

Bedroom

11'10" x 11'6"



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