

NOTTINGHAM ROAD, LEYTON

Offers In Excess Of £875,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Well Presented
- Short walking distance to Hollow Ponds
- Garage
- Potential to extend (stpp)
- Moments from Walthamstow Village
- Easy Access to Leyton Midland Road Station

Occupying an enviable position between the fantastic amenities of Walthamstow Village and Leyton, as well as the greenery of Hollow Ponds, this three-bedroom period home has been beautifully finished while also boasting the ripe potential for further development. Existing highlights include the spacious rear garden, downstairs WC, first floor family bathroom, two reception rooms and garage. It's got all of the makings of a dream home, especially given the popularity of the direct family friendly neighbourhood.

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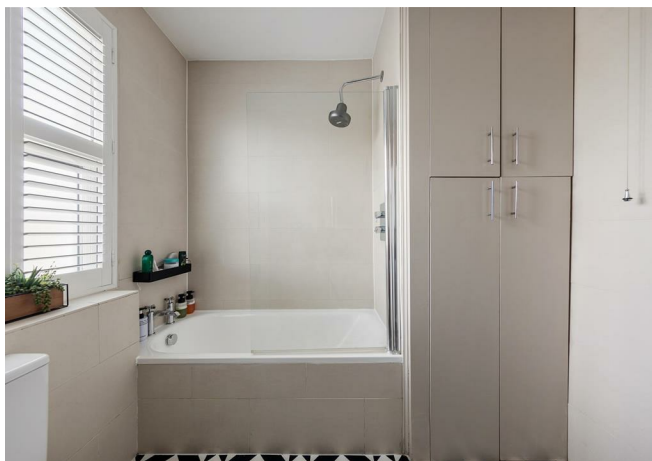
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IF YOU LIVED HERE...

You'll love the sense of space that this charming home provides. You're set up well with the two reception rooms - perfect for spreading out in. You'll love the thoughtful updates such as the bespoke shutters just as much as the period features, like those fireplace surrounds.

At the rear, the kitchen is smart and modern, with glossy units and integrated appliances. The ground floor WC will be the ultra convenient especially when you're spending time in your spacious rear garden. The combination of leafy foliage and charming brick paving brings a lovely sense of enchainment, while your garage acts as the perfect backdrop. However you use it, the extra space will be a real asset.

You'll find more lovely design upstairs, where the two double bedrooms are perfectly balanced - both with in-built storage, and the third smaller room a cosy den thanks to its eye-catching oriel window. All bedrooms have bespoke shutters. Finally, the family bathroom is smart and modern with an over-tub shower.

Beyond your home, you'll be pleased to find that you're only a short stroll to Hollow Ponds, at the tip of Epping Forest, where you'll find lush nature trails and a boating lake. The delights of Walthamstow Village are a similar distance north, where you've got everything from authentic sushi to traditional gastro pubs. You also have the option of heading south towards Leyton Midland Road arches, where you've got some brilliant new options, including the much lauded smokehouse Burnt, as well as Gravity Well

Taproom. The ever-popular Francis Road is just beyond that.

If you need to escape beyond the area, you can reach Leyton Midland Road station in just 17 minutes, where the Suffragette Overground runs between Gospel Oak and Barking line, allowing easy interchange to the tube network. Buses are also plentiful, with routes running on Lea Bridge Road and Leyton High Road. Walthamstow Central is only 1.2 miles away for the excellent Victoria line too.

WHAT ELSE?

- You've got a choice of great local pubs in nearly all directions, including eclectic Raglan (seven mins) and the award-winning Castle in Walthamstow Village (14 mins).
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. Tesco Superstore is a short walk away.
- Parents will be pleased to know you have a wide choice great primary and secondary schools in the area.



A WORD FROM THE OWNER....

"This has been the perfect family house for us in terms of space, positioning to good schools and easy transport links (both Leytonstone and Walthamstow underground stations easily accessible). There is lots for children of all ages to get involved in locally, a great restaurant and pub scene for the adults and beautiful open spaces for walks. Nottingham Road is a special road with a close-knit community with an active WA residents group organising street parties, sharing information and support."

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Entrance Hall
18'11" x 6'2"

Reception Room
16'5" x 12'8"

Dining Room
13'5" x 10'11"

Kitchen
19'7" x 7'10"

WC

Bedroom
16'5" x 12'4"

Bedroom
10'0" x 6'5"

Bedroom
13'5" x 12'4"

Bathroom
8'1" x 8'0"

Double Garage/ Utility Room
18'5" x 16'3"

Garden
32'9"



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