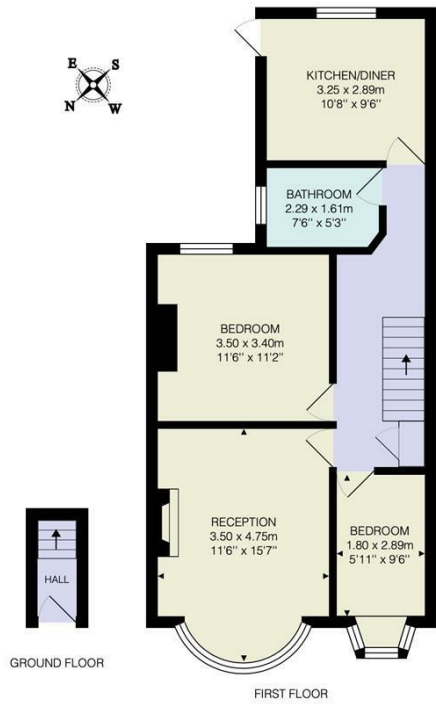




Reception
11'5" x 15'7"

Bedroom
5'10" x 9'5"

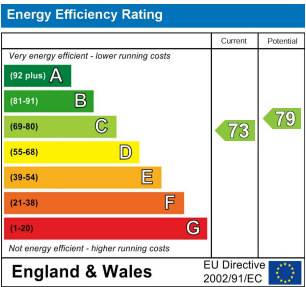
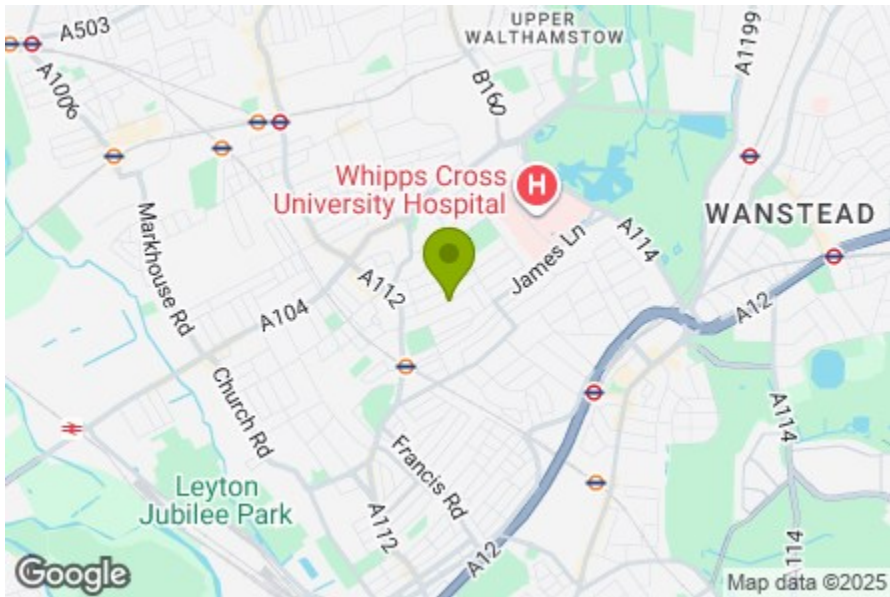
Bedroom
11'5" x 11'1"

Bathroom
7'6" x 5'3"

Kitchen/Diner
10'7" x 9'5"

Garden
47'2" x 17'8"

Total Area: 59.7 m² ... 643 ft²
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.



COLCHESTER ROAD, LEYTON

Offers In Excess Of £485,000 Leasehold 2 Bed Flat



Features:

- First Floor Period Conversion
- Two Bedrooms
- Private Rear Garden Over 50ft
- Barclay Estate Location
- Excellent Condition
- Some Original Features

Set on the first floor of a handsome period conversion, this beautifully presented two-bedroom home offers a rare blend of character, comfort, and outdoor living. Found within the sought-after Barclay Estate, it enjoys a private rear garden extending over 50 feet, perfect for relaxing, entertaining, or simply unwinding in your own green retreat. Inside, original features add warmth and texture, while the property's excellent condition means it's ready to move straight into. With a thoughtfully arranged layout, impressive proportions, and a peaceful residential setting, this is a home that balances classic appeal with easy modern living.

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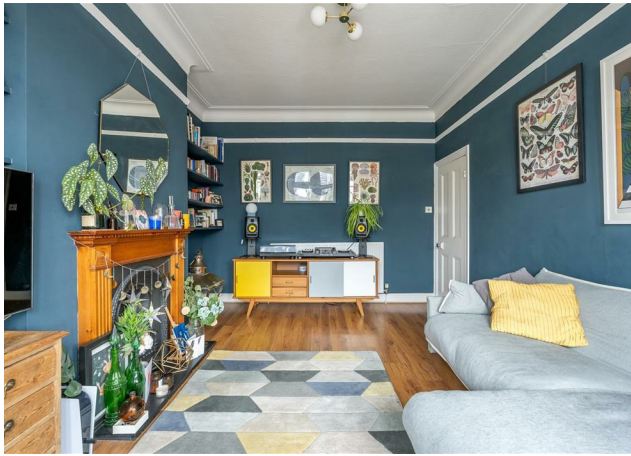
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IF YOU LIVED HERE...

Set on the first floor, this well-arranged home opens onto a bright landing where natural light flows from both ends. Crisp white walls and warm wood flooring create cohesion, while a turned balustrade adds traditional character. A built-in cupboard offers discreet practicality.

At the front, the reception impresses with its bold navy palette, generous scale, and bay window that floods the room with daylight. A decorative fireplace framed by alcove shelving anchors the layout, equally suited to quiet evenings or lively gatherings.

Further in, the main bedroom offers a calm retreat with soft tones and a neutral finish, made inviting by a wide window and details like a picture rail and coved ceiling. The second bedroom also enjoys abundant light, with a bay window and high ceiling enhancing the sense of openness. It's a versatile room, well suited to various uses. The bathroom is styled with patterned flooring, metro tiles, and matt black fittings, elevated by brass accents and daylight. A peaceful, considered design that delivers both function and finesse.

To the rear, the kitchen/diner blends practicality with personality. Teal-toned walls and wood cabinetry bring warmth, while a large window and glazed door offer easy access to the outdoors.

Outside, the south-east facing garden is a hidden gem. Mature planting and a generous lawn offer colour and softness, while a raised deck beneath a graceful

weeping tree creates a shaded spot for dining or relaxing. Built-in benches and a garden shed add thoughtful utility to the tranquillity, perfect for unwinding or entertaining.

The surrounding area offers an appealing blend of green space, creativity, and independent spirit. Just a short walk away, Francis Road has become a vibrant hub of local life, home to neighbourhood favourites like Marmelo Kitchen, known for seasonal plates and relaxed dining, and Yardarm, a welcoming wine bar and bottle shop. Closer still, Perky Blenders serves expertly brewed coffee just around the corner, perfect for a morning pick-me-up. The Castle stands out among local pubs, with characterful interiors, a friendly atmosphere, and a spacious beer garden, ideal for relaxed evenings or a cosy Sunday roast. For a change of pace, God's Own Junkyard delivers an unforgettable burst of neon art and vintage flair, nestled among a cluster of studios and cafés. Nature lovers will appreciate the proximity to Hollow Pond and Leyton Flats, part of the vast Epping Forest. Here, woodland trails and wide-open grasslands offer a welcome escape from the buzz of city life.

WHAT ELSE?

Transport links are excellent, with Leyton Midland Road Station just over five minutes away, offering swift connections via the London Overground. For access to the Central Line, Leytonstone Station is also within easy reach, opening up fast routes into the City, West End and beyond. Whether you're commuting or exploring, the area is well served by reliable options, making day-to-day travel smooth and straightforward.



A WORD FROM THE OWNER.....

"We've truly loved our time here on Colchester Road. There's something special about starting the day with bright kitchen breakfasts and winding down in the evenings with the sun streaming into the sitting room. Our secluded private garden has been a real sanctuary for relaxation. What we've particularly enjoyed is the incredible location – being able to stroll to the vibrant shops and cafes of Francis Road to the south and the charming Walthamstow Village to the north offers the best of both worlds. Plus, with Leytonstone Tube station just a 15-minute walk away, getting into Liverpool Street is a breeze. The exciting new bars and eateries popping up around Leyton Midland Road have added a real buzz to the area, and we feel there's so much more to come. For those who appreciate the outdoors, the easy access to green spaces like Hollow Ponds and the Epping Forest corridor has been a real bonus. It's a fantastic spot, and we hope the next owners will love it as much as we have."

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