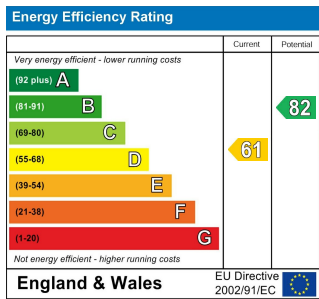




Total Area (Excluding Terrace): 133.4 m<sup>2</sup> ... 1436 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.



## BICKLEY ROAD, LEYTON

Offers In Excess Of £890,000 Freehold  
3 Bed House - End Terrace



### Features:

- End of Terrace Family Home
- Over 1400 sq ft
- Kitchen/Diner
- Two Receptions
- Three Bedrooms
- Terrace Overlooking Leyton Manor Park
- Substantial Basement
- Stunningly Presented
- Fully Boarded Loft Space With Power, Lighting and Two Velux Windows

This masterfully restored three-bedroom end-of-terrace is utterly unique, full of beautiful features and set in a prime spot between E10's Francis Road and Walthamstow Village in E17.

Standout features include the generous rear garden and terrace, extended kitchen-diner, bright double-reception, two bathrooms and a spacious basement. Walthamstow Central is just a mile away for the Victoria line and Overground, while Leyton Midland Road is even closer for the Suffragette Overground.

REQUEST A VIEWING  
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**E18 & IG8**  
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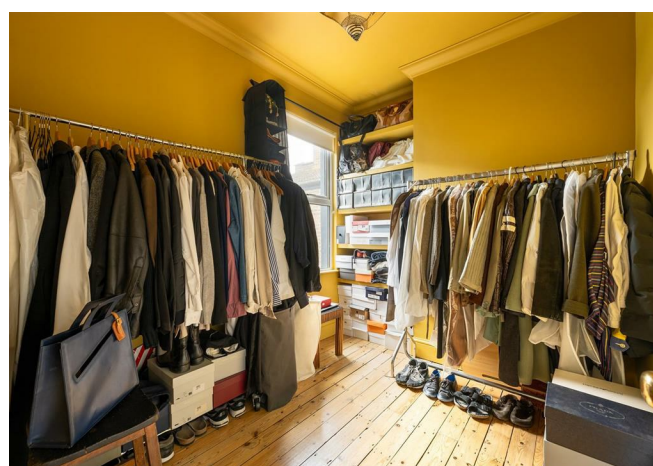
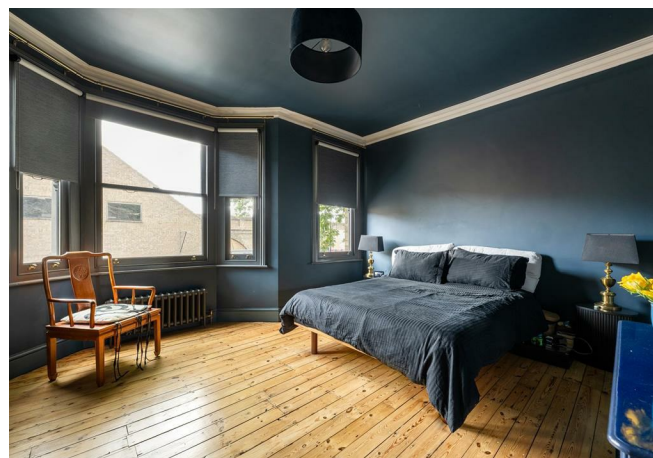
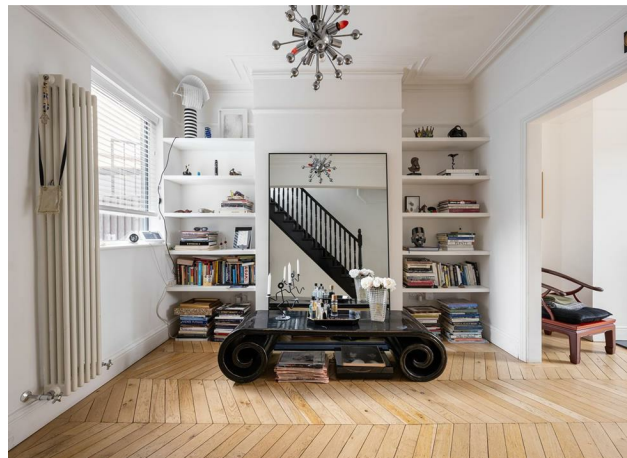
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## IF YOU LIVED HERE...

Beyond that stunning Victorian frontage lies a brilliantly proportioned home offering over 1,400 square feet of living space, finished to a standard that feels straight out of the pages of your favourite coffee table interiors mag. The welcoming hallway sets the tone, leading to a bright dual-aspect double reception, where bay windows, parquet flooring and neutral tones combine with elegant details like column radiators and fireplace alcoves.

The kitchen-diner is a real showstopper – striking in design, with a stylish contrast colour scheme, sleek units and smart storage. There's plenty of entertaining space, while generous bi-fold doors open onto a decked patio and impressively large south-west facing garden, wonderfully secluded thanks to its position alongside Leyton Manor Park.

Upstairs, you'll find a beautifully bold family bathroom in deep red, three bedrooms (one with en-suite), and access from another to a private terrace overlooking the park. Don't forget the generous basement – perfect for a home office or creative studio, and there's also a fully boarded loft space with power, lighting and

two Velux windows – ideal for storage or future conversion (STPP).

About 20 minutes from your front door, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox. Even closer, around the Leyton Midland Road arches, you've got some brilliant new choices, including the much lauded smokehouse Burnt, Gravity Well Taproom and tropical themed cocktail bar Leyton Calling. Head up beyond the burgeoning Bakers Arms neighbours and you'll reach the ever-popular Walthamstow Village, a hot spot for gastro pubs, bistros and stores.

## WHAT ELSE?

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road.
- Your nearest pub, William the Fourth, has just been taken over by Exale Brewery and recently reopened after an exciting renovation—well worth a visit!
- Parents will be pleased to know you have a wide choice of great primary and secondary schools in the area.



## A WORD FROM THE OWNER.....

"What I love most about living here is the garden — it's lush and green, and I especially enjoy the left side with its tall brick walls that give it a really peaceful and private feel.

The dining room is another favourite — it gets beautiful light, and when the garden lights are on at night, the whole space feels warm and spacious.

Storage has also been a big plus. There's a roomy attic and a large cellar that's currently used as a hobby and workshop room — it's much bigger than you'd expect and super versatile."

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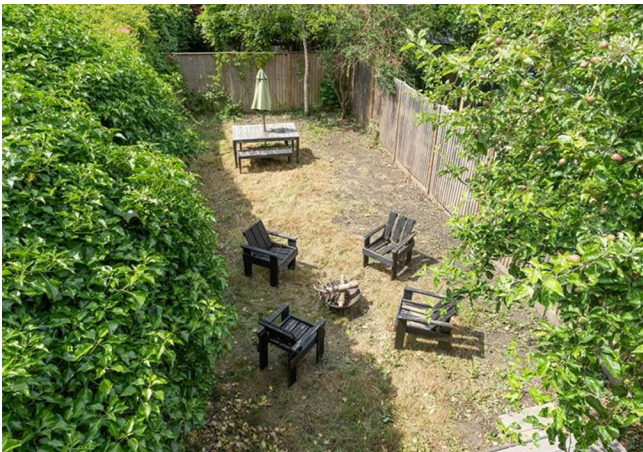




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**Reception**  
10'10" x 12'8"

**Reception**  
14'6" x 10'11"

**Kitchen/ Diner**  
14'5" x 29'8"

**Basement**  
12'0" x 20'2"

**Bedroom**  
14'6" x 12'8"

**Ensuite**

**Bedroom**  
9'1" x 7'6"

**Bathroom**

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

**Terrace**

**Garden**  
41'11" x 19'2"



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