



Garden  
36'1"

Shed / Workshop  
16'7" x 13'11"

Kitchen  
15'10" x 9'10"

Reception Room  
11'6" x 10'2"

Reception Room  
12'9" x 11'2"

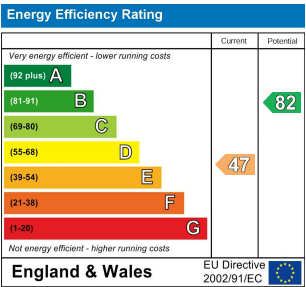
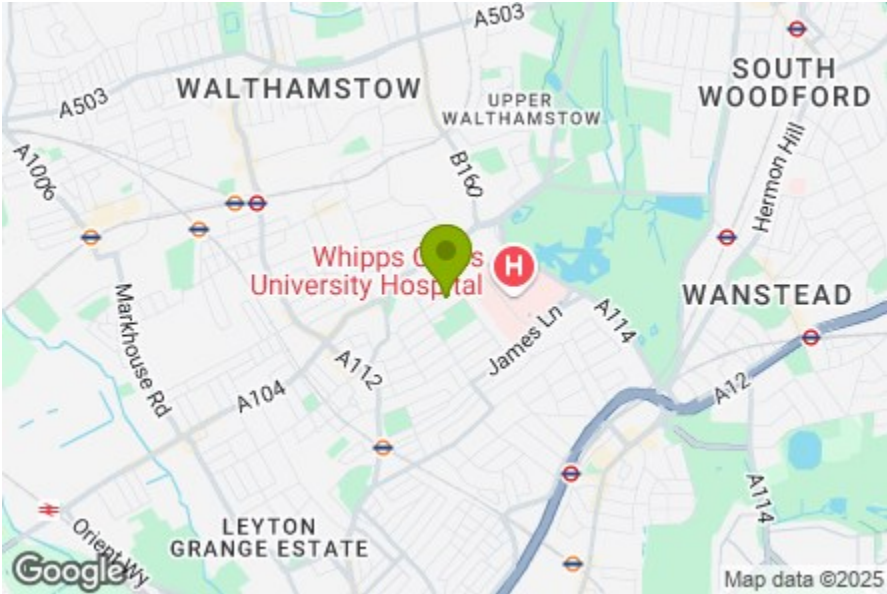
Bedroom  
10'11" x 10'10"

Bathroom  
5'11" x 5'9"

Bedroom  
12'11" x 9'10"

Bedroom  
7'11" x 7'0"

Bedroom  
17'7" x 16'11"



## MATLOCK ROAD, LEYTON

Offers In Excess Of £750,000 Freehold  
4 Bed House - Terraced



### Features:

- Four Bedroom House
- 1930's Terrace
- Sought After Barclay Estate
- Loft Converted
- Kitchen/Diner
- South Facing Rear Garden

Tucked between the brilliant independent spots of Walthamstow Village and Leyton, with the open green space of Hollow Ponds just around the corner, this four-bedroom 1930s terrace is a fantastic find for anyone looking to put down roots in a well-connected, family-friendly area.

The home is well presented throughout, with standout features including a bright double reception, spacious dine-in kitchen, two bathrooms and a smart loft conversion. Out back, you'll find a generous south-facing garden with a handy workshop at the far end—perfect for hobbies, storage or just a bit of peace and quiet.

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#### IF YOU LIVED HERE...

There's a lovely sense of space across all three storeys of this well laid-out home. The double reception room at the front gives you plenty of room to relax or entertain, while the smart, modern kitchen at the rear is filled with natural light and easily has space for dining. In the warmer months, you'll love stepping out onto the patio and enjoying the view over your mature, south-facing garden. There's even a handy shed/workshop tucked at the back—ideal for hobbies or extra storage.

Upstairs on the first floor, you've got two good-sized double bedrooms with built-in storage, plus a third single—perfect as a home office or nursery. A sleek family bathroom is also on this floor, with a second downstairs to help with the morning rush. Head up to the converted loft and you'll find an additional bedroom, complete with exposed brickwork and useful eaves storage.

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 – grab a takeout coffee from Hucks on the way and enjoy it sat in the quaint village square, surrounded by the charming amenities there. You also have the option of heading south towards Leyton Midland Road arches, where you've got some brilliant options, including the much lauded smokehouse Burnt, as well as Gravity Well Taproom and

Leyton Calling. 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 15 minutes, where the Suffragette Overground runs between Gospel Oak and Barking line, allowing easy interchange to the tube network (Blackhorse Road is only two stops away). Wood Street station is only slightly further for the Weaver Overground. Buses are also plentiful, with routes running on Lea Bridge Road and Leyton High Road.

#### WHAT ELSE?

- You've got a choice of great local pubs nearby, including the newly refurbished William The Fourth on the Leyton High Road and the award-winning Castle in Walthamstow Village.
- 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 EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round.

Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café and outdoor gym, perfect for a relaxing Sunday walk?"

KENAN KRKIC  
E10 SENIOR SALES VALUER

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