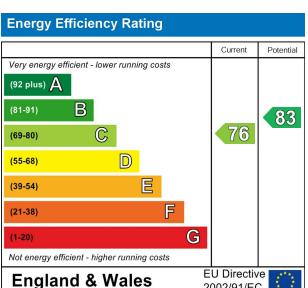




Reception Room  
12'8" x 14'7"  
Hallway  
4'11" x 14'0"  
Dining Room  
11'5" x 13'0"  
Utility Room  
5'9" x 8'8"  
Kitchen  
15'4" x 16'4"  
Garden  
17'0" x 45'11"  
Bedroom  
6'1" x 8'8"  
Bedroom  
10'9" x 14'7"  
Hallway  
6'1" x 10'3"  
Bedroom  
11'6" x 12'9"  
Bathroom  
7'2" x 6'4"  
Bedroom  
7'7" x 15'8"  
Bedroom  
11'8" x 11'0"  
Hallway  
5'2" x 5'0"  
Bathroom  
6'3" x 5'0"

Total Area: 140.0 m<sup>2</sup> ... 1507 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**LIVERPOOL ROAD, LEYTON**  
Offers In Excess Of £975,000 Freehold  
5 Bed House - Mid Terrace



#### Features:

- Five Bedrooms
- Terraced House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- Stripped Wooden Floors
- Quiet Residential Street
- Close to Hollow Ponds

Perfectly positioned between the sought-after charms of Walthamstow Village and Leyton — with the open green spaces of Hollow Ponds just a stroll away — this beautifully finished five-bedroom period home spans three stylish floors. An artistically designed kitchen extension adds extra wow factor, while features like the large through-lounge, utility room, and first-floor family bathroom make day-to-day living effortlessly comfortable. The sunny south-facing garden is a standout, ideal for entertaining or relaxing. Set within a friendly, in-demand neighbourhood, this is a truly special family home with space, character and location all working in its favour.

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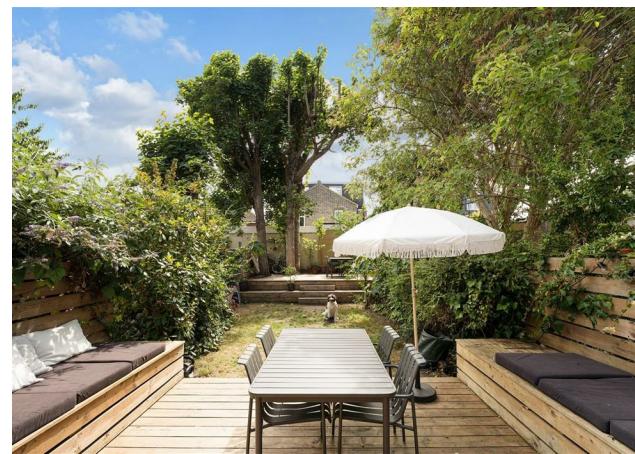
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#### IF YOU LIVED HERE...

You'll love the generous sense of space this beautifully presented home offers. The large through-reception is ideal for both entertaining and everyday life, combining charming period features – like the fireplace alcove and stripped wood floors – with thoughtful modern updates, including bespoke carpentry.

To the rear, the kitchen is a real showstopper, featuring streamlined cabinetry, integrated appliances, and a standout central island. A separate utility room adds extra convenience, while Crittall doors lead directly onto your sun-soaked south-facing garden.

Upstairs, the first floor hosts two well-proportioned double bedrooms and a third smaller room – ideal as a nursery or home office. All bedrooms benefit from immaculate decor, and the family bathroom combines modern comfort with traditional touches.

The converted loft provides two further rooms, including one with in-built storage, and a stunning shower room with a walk-in rainfall shower – making this a brilliantly versatile home, full of character and style.

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 16 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 just over a mile away for the excellent Victoria line and Weaver Overground 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 (10 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 of 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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