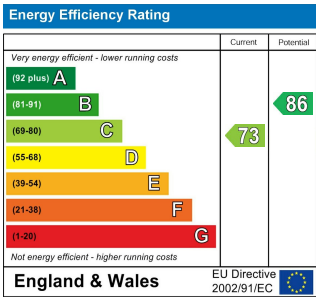
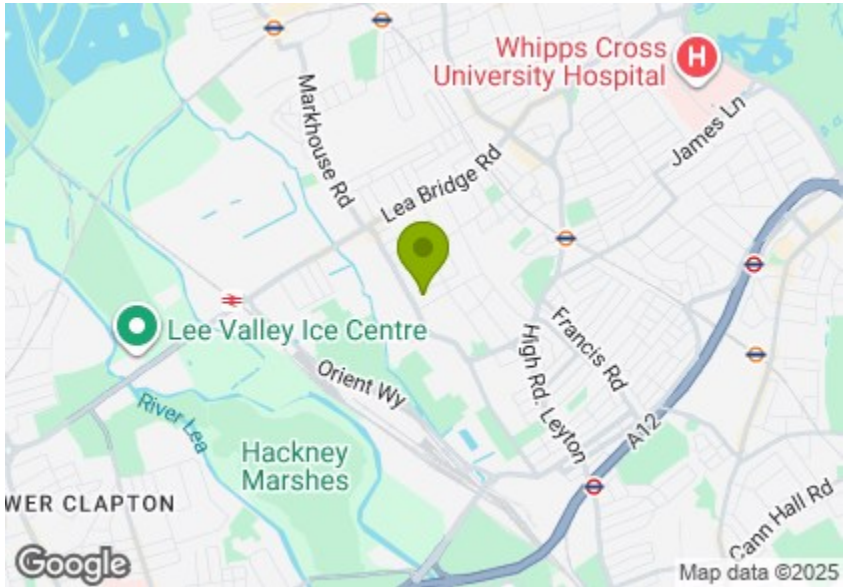




Total Area (Excluding Garden Room): 116.1 m² ... 1250 ft²

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.



RADLIX ROAD, LEYTON

Offers In Excess Of £825,000 Freehold
3 Bed House - Terraced



Features:

- Three Bedrooms
- Victorian Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- First Floor Bathroom
- Extended Kitchen Diner
- Garden Room
- Near Leyton Jubilee Park
- Cellar

Set in the heart of Leyton on a quiet residential street, you'll find this beautifully appointed 3 bedroom terrace doesn't lack for space and includes a large sociable kitchen extension, light-soaked loft and a sizable family bathroom. It's a surprise then that the 1250 square footage doesn't even include your garden room giving you plenty of options.

With the charming Jubilee Park close by as well the expanse of Hackney Marshes and Walthamstow Wetlands also within easy reach, there's no lack of exposure to green space or opportunity for connecting to nature.

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IF YOU LIVED HERE.....

As you cross the threshold of this beautifully appointed 3 bedroom property, you are immediately aware of the building's unique character. To your left, the first reception room is warm and inviting with bespoke cabinetry framing the bay window and inbuilt wooden shelves in the alcoves providing the perfect display space, with an open fireplace perfect for a wood burning stove, ideal for intimate winter evenings.

Continue your journey into the heart of the home—the extended kitchen diner. This open-plan room is awash with light, thanks to skylights and cobalt blue bifold glazed doors that seamlessly connect the interior to the outside world. The kitchen's modern U-shaped design features dark blue cabinets and a sleek marble tile splash back, while matching wooden shelves and deep ply work surfaces of pale pink unify the contemporary decor. Extra storage is found in a cupboard cleverly tucked under the stairs and a pantry-cum-utility nook that overlooks your generous private garden.

Imagine entertaining friends and family as the double-glazed doors invite the outside in, enhancing your sense of space and expanding your possibilities with above average height ceilings giving an even greater sense of space. At the end of your lawn there's a garden room to inspire creativity and relaxation with it's wall of glass to help connect you to the natural space outside - it's a perfect retreat for remote work or even a home gym. The large cellar provides ample room for storage, with handy access directly from the trap doors in the entrance way that means your bikes can be conveniently stored without taking up corridor space.

Go upstairs and you'll find the family bathroom on the first floor with a striking stoneware basin mounted on a rustic wood slab bench opposite the bath and beautiful handmade Mexican tiles with built-in shelf for added functionality. The ceiling height in the bathroom is exceptional, providing a vaulted space for a dolly maid clothes dryer. Rustic wooden floors add charm and character to the cheerful, colourful blend of modern and period character.

The three bedrooms are all doubles but it's the loft room which occupies the largest footprint. Spacious and flooded with light from two Velux windows, there's a cleverly designed ensuite that helps illuminate the room further, thanks to a column of glass bricks. Built-in storage in soft blond ply wood compliments the airy feel. Leyton is described as a 'well-hidden gem' and it's easy to see why. With it's vibrant cafes and easy access to Walthamstow and Stratford so close by, residents can have it all - enjoy the calm beauty of the nearby expansive Hackney Marshes and the family friendly local Jubilee Park with it's outdoor gym, cafe and pirate themed playground as well the largest shopping mall in Europe on their doorstep.



A WORD FROM THR OWNER...

"This is a very special place to live, especially for young families. Perfectly situated between multiple fantastic areas; Jubilee park, Hackney Marshes, Francis road, Leytonstone and Lloyd park in Walthamstow. The house has great bus connections to St James St for the overground, or Blackhorse road for the Victoria Line and Leyton for the Central line, to Stratford for the Lizzie line.

It's a few minutes walk to the hyper cool bikers' Blondies Brewery for excellent pizza and beer on the weekend after a midweek workout at Blok space in Patchworks.

Radlix and surrounding roads have a fantastic community of friendly and supportive neighbours with a very active network so it's a fantastic place to put down roots for life."

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Reception

10'11" x 13'0"

Reception

11'7" x 11'5"

Basement

7'6" x 23'7"

Kitchen

13'3" x 21'7"

Bedroom

14'4" x 13'0"

Bedroom

8'11" x 11'8"

Bathroom

8'2" x 9'0"

Bedroom

12'9" x 16'3"

Ensuite

6'0" x 4'0"

Garden

45'1" x 13'9"

Garden Room

9'10" x 8'0"



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