






## Pearcroft Road, Leytonstone, London, E11

£850,000

Freehold

**FOR SALE**

 2  2  4

- 4 Bedroom end of terrace house
- Gas central heating
- Loft conversion & utility room/WC
- Close to Leyton & Leytonstone Underground & Overground stations
- Quiet residential road
- EPC rating: C (70)
- Council tax band: D
- Rear garden: approx 50ft with side access
- Chain-free
- Internal: 1418 sq ft (131.7 sq m)

Spacious and welcoming end of terrace, family home extended to excellent effect, in a quiet village-like area of Leyton.

The bright entrance and hallway of solid oak parquet floor lead into a large open-plan reception room with bay windows and a cosy wood burner towards the rear, where the room leads out to a spacious kitchen-diner. The modern and thoughtfully designed space features Velux skylights, and terrace doors which then lead into a good sized garden with established plants and trees.

A lean-to runs the length of the house with code-locked access, providing ample storage for bikes and garden tools.

This home has a lovely flow throughout with new floors in most areas and with conversion work and decor finished to a very high standard, there's also a separate utility room with a handy downstairs WC.

Upstairs the stairwells are brightened by more skylights. There's a 3 piece family bathroom, and the bedrooms are all well-proportioned giving you flexible options on how you choose to use the spaces. On the third floor the dual aspect loft bedroom with solid herringbone oak parquet floor features views from the large windows and a super-contemporary micro-cement ensuite bathroom with walk-in shower. The neighbourhood is quiet with a village vibe and close to Outstanding rated Newport school. It's a 10-minute walk to Leyton and Leytonstone Tube stations for the Central Line, taking you to Stratford and Westfield in barely five minutes, and Liverpool St. in 15 minutes.

The property is only a few minutes walk from good local shops with all the foodie delights of buzzing Francis Road with its great independent restaurants, cafés, bakeries and local pubs. Discover local bar Fillybrook and restaurants including Homies on Donkeys and award winning Singburi.

This location had easy access to Wansted Flats, The Olympic Park and Hackney Marshes and is only a 20 mins drive from Epping Forest for longer walks.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to sitting room & utility room.

### Reception Room

14'0 x 11'0

Open to:

### Sitting Room

11'9 x 11'0

Open to reception room & kitchen.

### Kitchen

17'0 x 12'0

Open to sitting room. Access to rear garden.

### Utility Room/WC

7'0 x 6'0

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

13'8 x 11'0

### Bedroom Two

12'0 x 11'0

### Bedroom Three

8'2 x 6'0

### First Floor Bathroom

7'0 x 6'0

### Second Floor Landing (Loft)

Door to:

### Bedroom Four

17'7 x 14'1

Door to:

### Ensuite

6'0 x 5'0

### Rear Garden

approx 50'

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: D

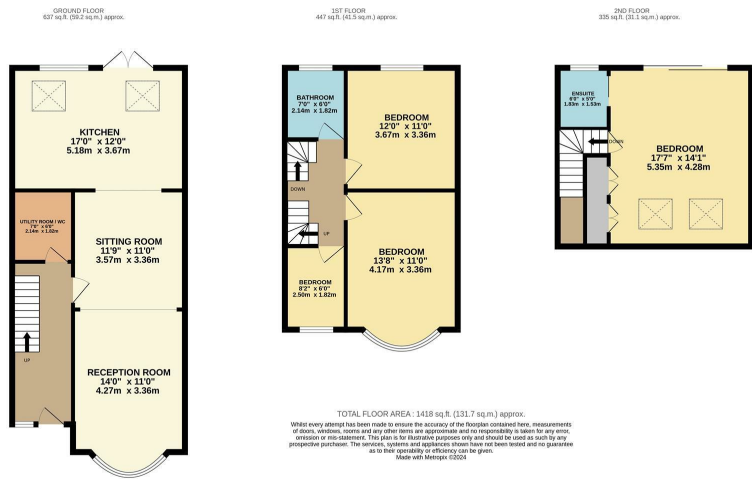
### Notice:

All photographs are provided for guidance only.

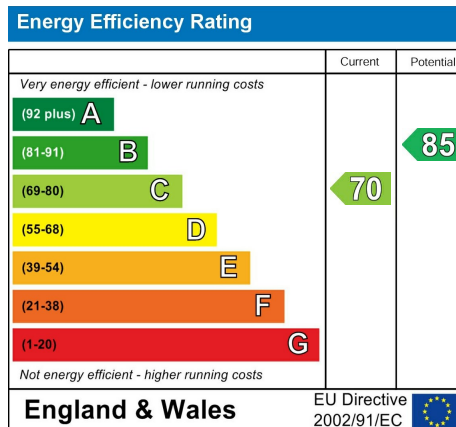
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## FLOORPLAN



## EPC RATING



## MAP

