






## Matlock Road, Leyton, London, E10

Offers In Excess Of £850,000

Freehold

**FOR SALE**

 2  1  4

- Freehold 4 bedroom Victorian terrace house
- 2 Reception rooms
- Kitchen-diner, cellar & loft conversion
- Close to Walthamstow village
- Double glazing
- Gas central heating
- Leyton Midland Road station: 0.7 mile
- Council tax band: D
- Rear garden: 40ft approx with summer house
- Internal: 1482 sq ft (138 sq m)

A cosy and welcoming family home, but impressive, with lots of space and character, in rooms which are beautifully finished, unique, and true to the property's heritage. It's a stylish home with gentle decor. And it draws you in and makes you want to kick your shoes off for a while.

The rooms feel solid and generous with space for a family to gather and pile in together, but also have room to break away to work and study; and the benefits of a cellar and a garden room, give you further options on how to use the space.

Past the 2 reception rooms there's a bold kitchen, a cook's happy place, full of natural light and order, and with generous workspace. The kitchen-diner opens out onto a nurtured and creative garden, filled with established shrubs and trees, where a path leads you to the summer house with WC.

The bathroom is a wow moment, so is the loft conversion, but all the bedrooms are lovely and, as throughout this home, feel light and airy.

The location is the meeting point of 3 popular postcodes E10, E17 and E11, moments away from Walthamstow Village and a short stroll from Leyton and Leytonstone, it's a quiet road in a buzzing area, close to Walthamstow village and Francis Road where you'll find local independent shops, cafes, pubs and restaurants. There's a variety of schools and parks within walking distance, and for bigger adventures Hollow Ponds and Epping Forest are only a cycle away.

Good transport links too from Walthamstow Central (Victoria Line) and Leytonstone (Central Line) stations, as well as Wood Street station (Overground). And are all within a 15 minute walk or 5 minute cycle.

A stand-out family home in a wonderful east London location. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to cellar. Open to dining room & kitchen/diner.

### Cellar

19'2 x 4'3

### Reception Room

12'7 x 11'8

Open to:

### Dining Room

11'1 x 9'7

Access to garden.

### Kitchen/Diner

19'0 x 10'0

Access to rear garden.

### First Floor Landing

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

### Bedroom One

15'1 x 10'10

### Bedroom Two

11'10 x 9'7

### Bedroom Three

8'11 x 7'0

### First Floor Bathroom

10'0 x 9'5

### Bedroom Four (Loft)

15'3 x 10'8

### Rear Garden:

approx 40'

Access To:

### Summer House

12'11 x 10'8

Door to:

### WC

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

EPC rating: D (57)

### Notice:

All photographs are provided for guidance only.

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

Approximate Gross Internal Area 1482 sq ft – 138 sq m

Cellar Area 82 sq ft – 8 sq m

Ground Floor Area 567 sq ft – 53 sq m

First Floor Area 533 sq ft – 50 sq m

Loft Room Area 163 sq ft – 15 sq m

Outbuilding Area 137 sq ft – 13 sq m



## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

