



DRAPERS ROAD, LEYTON

Offers In Excess Of £625,000 Freehold 3 Bed House - Terraced



Features:

- Three Double Bedroom Terraced House
- Very Close to Leyton Station
- A Short Walk to The Olympic Park
- South Facing Garden
- Converted Loft
- Recently Renovated

This immaculately presented, recently renovated, three bedroom terrace is the perfect family home. Ideally sat in an enviable location with Leyton station, Queen Elizabeth Olympic Park, and High Road Leytonstone Road all close to hand.

The speedy Central line runs from nearby Leyton station, for a fast, twenty four minute, door to door connection to Liverpool Street.

REQUEST A VIEWING
0203 397 2222

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IF YOU LIVED HERE...

In an early highlight, your curved bay window and brick lined fireplace set an elegant yet relaxed tone in your 250 square foot, open plan, living and dining room. Light timber flooring flows throughout and there's some handy purpose built stairwell storage. Double patio doors to the rear provide extra natural light and access to your garden. Stepping through, you'll find pale grey floor tiles, powder blue paintwork and glossy white splashbacks in your breakfasting kitchen. An additional patio door also leads to the garden where you'll find flowerbeds, lawn and a raised patio area, perfect for entertaining.

Upstairs, you have large glossy white tilework, statement monochrome flooring and a shower over the tub in your spacious family bathroom. The principal bedroom sits to the front with that huge, bright five panel window. There's plenty of space for your belongings in the built in wardrobes and the plush carpet underfoot continues next door in another generous double room, currently in use as a nursery. Finally, up in the artfully converted loft, you'll find another enormous bedroom with two bright skylights, a handy study alcove, lots more storage space in the eaves and a sleek, contemporary en suite shower room.

With Stratford station less than a mile from your door, you have a host of tube and rail services within easy reach, including Overground trains to Camden Town, Jubilee line services to London Bridge, Central and Elizabeth lines to Liverpool Street and DLR services to Canary Wharf. Five minutes cycling from your door will bring you to the Lee Valley Velo Park, with indoor cycle and outdoor BMX tracks and also a gateway to Hackney Marshes and the Queen Elizabeth Olympic Park. There are miles of trails to follow from here on foot or by bike, a range of public sports courts including hockey and tennis, and a state of the art gym at the Copper Box Arena.

WHAT ELSE??

- Parents will be delighted to know that fifteen primary and secondary schools, within a mile of your home, have been rated as 'Outstanding' or 'Good' by Ofsted.
- On date night, or for a hearty family meal out, head over to Leytonstone Road and try great cuts of meat at Asado Steakhouse or authentic Italian pizza at Kotch!
- Your new local will be The Leyton Star. This friendly gastropub runs an impressive selection of events for its patrons, from life drawing to book club to karaoke, and don't forget about their lovely beer garden if you simply fancy a quiet drink.



A WORD FROM THE OWNER...

"We have loved living in this house. We've felt very lucky to live on such a quiet peaceful road with very friendly neighbours yet close to plenty of shops, cafes, playgrounds and the Olympic Park. The house is a great size for entertaining and the garden catches the sun late into a summer's evening. The loft room has worked really well as a guestroom and home office. The local area has plenty of green space, with canal routes to explore by bike or foot, Hackney Marshes and Wanstead Flats within walking distance, and Epping Forest just a few tube stops away. There is also a great sense of community and many opportunities to meet people through various local groups. We should of course mention the brilliant and reliable transport links, including just a 30-minute journey to central London."

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Reception room

11'2" x 22'2"

Kitchen

Utility room/WC

Bedroom

14'1" x 10'9"

Bedroom

8'9" x 10'9"

Bathroom

7'5" x 7'5"

Bedroom

10'1" x 15'10"

Ensuite

Garden

50

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