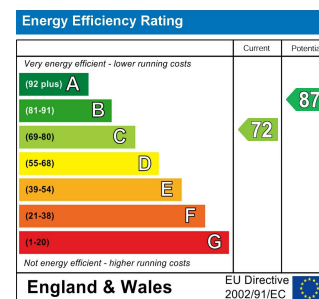
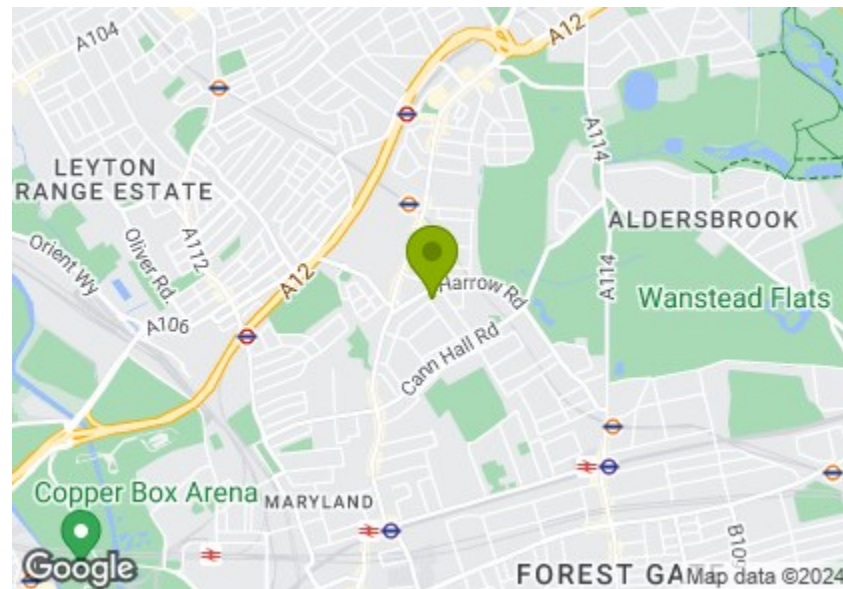




Total Area (Excluding Eaves Storage): 98.0 m² ... 1055 ft²

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.



MATCHAM ROAD, LEYTONSTONE

Offers In Excess Of £675,000 Freehold 3 Bed House



Features:

- Three Double Bedroom House
- Open Plan Through Reception
- Bright Extended Kitchen
- Private Rear Garden
- Converted Loft with En-suite
- Stylishly Finished Throughout
- Close to Bushwood Park
- A Short Walk to the Overground and Central Lines
- Close to The Elizabeth Line

An elegantly appointed, expertly extended three bedroom Victorian terrace, brimming with charm and character across all three storeys, including a superb open plan ground floor. Wanstead Flats and Leytonstone tube are both within easy reach.

Your extended kitchen/diner nicely maximises your secluded wraparound courtyard, accessible via twin sets of large patio doors and bringing the outside in, with a flourishing leafy green backdrop.

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E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

Your grand open plan ground floor is the immediate standout, with double internal doors, glazed and leaded in striking royal blue frames, opening up the 125 square foot front lounge for clear sightlines from front to back. Artfully restored original floorboards flow underfoot, giving way to large format smoky grey tiles in your kitchen/diner. A pair of sliding patio doors illuminates your sleek flank of white cabinetry and marbled countertops. Underfloor heating keeps things cosy, and there's also a charming and handy pantry.

Brass fittings and a matching marbled backsplash complete the effect, and the skylit dining area takes you right up to your courtyard, with more patio doors letting light flow throughout. Head up your striking Royal Blue timber staircase things are you have a pair of double bedrooms decked out in similar style, with vintage floorboards and pristine white walls. Your family bathroom's gloriously decked out in floor to ceiling mosaics, with a shower over the tub. Finally your loft suite is home to a skylit sleeper, with Juliet balcony and sparkling en suite.

Outside, and you're on a particularly peaceful street, with zero through traffic, and the endlessly explorable greenery of Wanstead Flats is barely five minutes away on foot. Once the favoured playground of Tudor Kings and Queens, this is still some of the wildest, wide-open greenery for miles around. Perfect for a

morning run or an evening stroll. A similar stroll in the other direction gets you to Leytonstone High Road, home to an ever-evolving array of day to day amenities, cafes, bars and restaurants, including Mammoth Tap Room, a haven for craft beer lovers tucked away under the arches just ten minutes away.

WHAT ELSE?

- Maryland station is just a twenty minute walk for the shiny and speedy new Elizabeth line, while Leyton and Leytonstone tube stations are both just as close for the Central line and direct underground connections to the City and West End.
- Winchelsea Road, about ten minutes away on foot, is the centre of a bustling social hub that's home to plentiful wining and dining spots, including the much loved Rookwood Village gastropub.
- Parents will be pleased to find no fewer than eighteen primary/secondary schools, all rated 'Outstanding' or 'Good' by Ofsted and all less than a mile away. The 'Outstanding' Davies Lane Primary is just a half a mile on foot.



A WORD FROM THE OWNER...

"We've loved how quickly we were welcomed into the Leytonstone community and quickly have got to know some of our favourite local haunts such as Dina's wine bar owned by the wonderful Callum. Our local pub the Leytonstone Tavern, famous for boasting some of the best burgers in London, not to mention Taco Tuesday. For coffee and toasties you can't go far wrong with Back To Ours as well as Tamping Grounds.

Leytonstone is also blessed with being perfectly sat between some beautiful outdoors space with Wanstead Flats a stone throw away for some wonderful natural walks but also perfectly situated with two Central Line stations close by as well as the Elizabeth Line which means you can get to Central London in under 30 minutes."

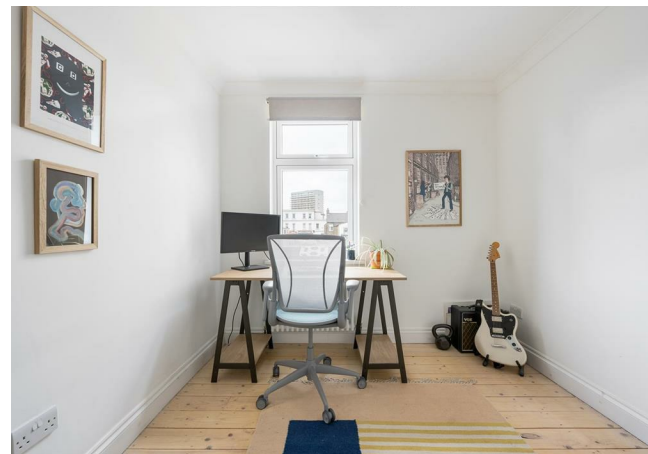
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Reception
10'9" x 11'9"

Reception
11'3" x 12'2"

Kitchen/Diner
9'6" x 19'0"

Pantry

Bedroom
14'1" x 11'1"

Bedroom
8'9" x 10'11"

Bedroom
10'8" x 13'11"

Bathroom
7'9" x 213'3"

Ensuite
3'2" x 7'9"

Eaves Storage

Garden
15'5" x 13'9"



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