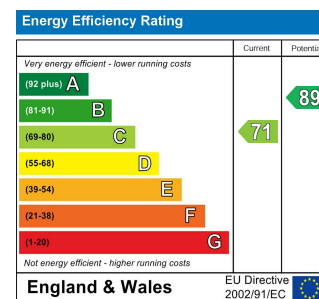




Total Area: 89.1 m<sup>2</sup> ... 959 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## SCARBOROUGH ROAD, LEYTONSTONE

### Offers In Excess Of £725,000 Freehold 3 Bed House - Terraced



#### Features:

- Three Bedroom House
- Bay Fronted
- Beautifully Renovated By Current Owners
- Original Wood Flooring Throughout
- South West Facing Garden
- Short Walk To Leytonstone Station
- Close To Hollow Ponds
- Chain Free

Beautifully renovated by the current owners, this classic three bedroom family terrace brims with designer vintage charm throughout. You're sat in an enviable sweet spot too, just moments from both famous Francis Road and Leytonstone tube.

As impressively developed as this property is, with the loft space so far unexplored you have plentiful potential remaining, perhaps following in the footsteps of your neighbours and adding your own whole new storey.

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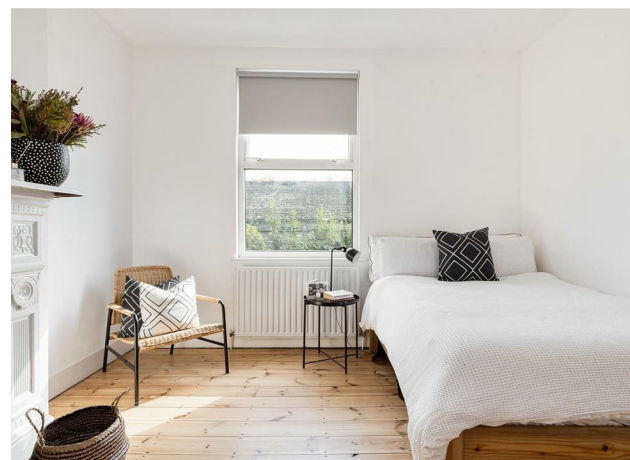
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IF YOU LIVED HERE

Step past that classic frontage, nicely secluded by a high hedge, and you'll find the high ceilings of the period and immaculately restored original timber flooring flowing underfoot in your hallway, finished in classic Farrow & Ball paint (as is the bathroom, study and principal bedroom's striking mantelpiece). The substantial, 300 square foot through lounge is immediately on your left, elegantly appointed and full of natural light, the open plan creates wonderful social flow for entertaining. Bistro shutters sit on the large bay window and a striking vintage hearth takes centre stage. Next door your kitchen's an immaculate affair in seamless white cabinetry.

Step out from here for your rear garden, a barely overlooked, expansive and immaculate deck, sheltered by thriving foliage and high timber fencing. Upstairs all three bedrooms feature those pristine blonde vintage floors, with more original hearths and mantels. The principal sleeper to the front totals over 150 square feet, all bathed in light from that glorious box bay window, bedroom two is another substantial double, while bedroom three makes for a perfect study or child's room. Finally, your family bathroom effortlessly completes things, in flawless black and white.

As noted, Leytonstone tube station is just a third of a mile on foot for the Central

line. From here it's just fourteen minutes direct to Liverpool Street, for a door to door City commute of around twenty minutes. Tottenham Court Road, for the West End, is just nine minutes further on. If you're staying local, then Francis Road is less than half a mile on foot in the other direction, well renowned for its wide choice of independent cafes and coffee spots.

WHAT ELSE?

- Nature's never far away. The epic greenery of Epping Forest and the tranquil blue waters of Hollow Ponds are both just a twenty minute stroll away. Perfect for picnicking, or just exploring the waterways in a hired row boat.
- You have four 'Outstanding' primaries all within easy walking distance. The closest, Newport Primary School, is just a half mile stroll.
- Your new local just has to be the Heathcote & Star. Just two minutes around the corner, this much loved community pub features regular events from storytelling shows to wine tasting. Lovely beer garden too.



A WORD FROM THE OWNER...

"We've felt incredibly lucky to have lived in this quiet and friendly corner of Leytonstone, with the best of the area on our doorstep. We've enjoyed different chef residencies at the Fillybrook, had drinks after work at Arch Deli, and enjoyed coffee and fresh croissants before work every Friday at Unity Cafe. The local area is abuzz with such a friendly energy, and we've loved our many amazing neighbours - we've enjoyed summer evenings, popping back and forth between our backyards. Summers and autumn is beautiful for walking in Hollow Ponds, and the the bluebell fields and chestnut trees on quiet spring mornings in Wanstead Forest are not to be missed."

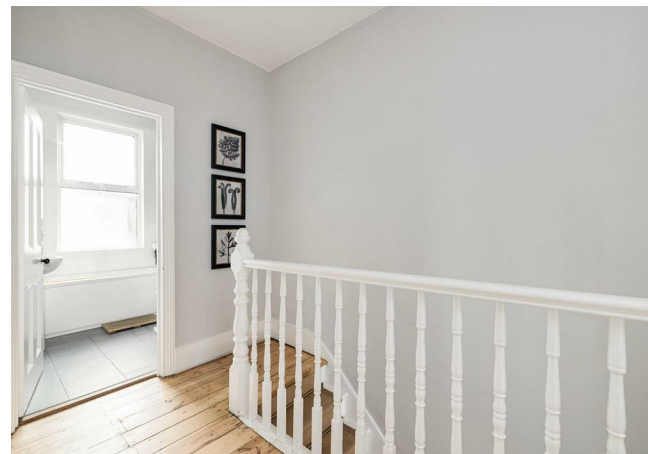
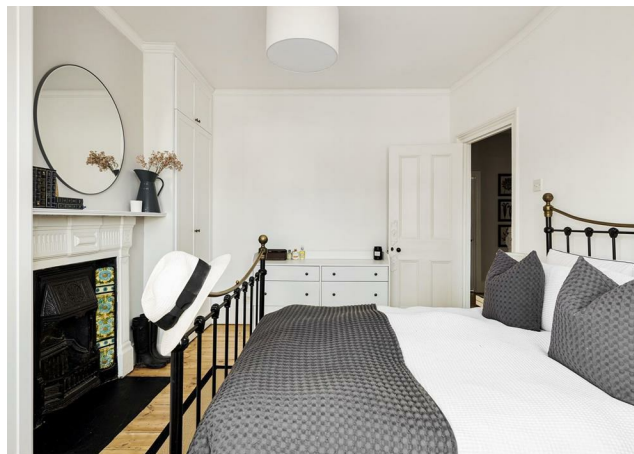
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**Reception Room**

11'11" x 28'1"

**Kitchen**

8'0" x 10'0"

**Garden**

18'4" x 28'6"

**Bedroom**

11'6" x 13'6"

**Bedroom**

11'5" x 14'2"

**Bedroom**

5'11" x 7'4"

**Bathroom**

5'10" x 7'3"



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