



Reception Room
10'10" x 24'3"

Kitchen
8'11" x 9'5"

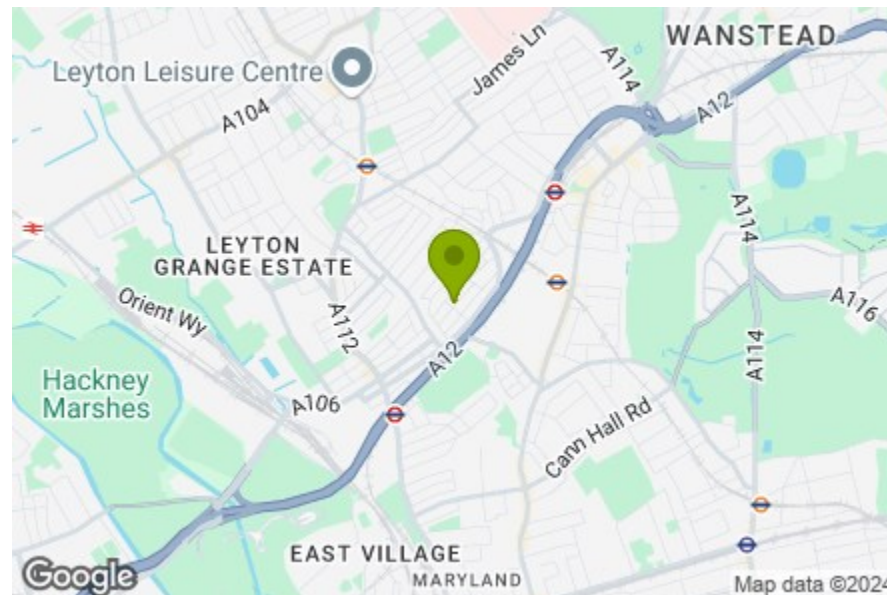
Bathroom
5'5" x 5'4"

Bedroom
14'1" x 10'10"

Bedroom
8'9" x 11'1"

Bedroom
9'0" x 9'7"

Garden
approx. 14'9" x 30'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PEARCROFT ROAD, LEYTONSTONE

Offers In Excess Of £700,000 Freehold
3 Bed House - Mid Terrace



Features:

- Bay Fronted House
- Three Double Bedrooms
- Large Private Garden
- Modern Kitchen
- Large Through Reception
- A Short Walk To Leyton Station

A terrific three bedroom Victorian family terrace, close to Leytonstone station. Refurbished to a high standard with a wealth of generous living spaces ready for a new family to move into. Plus it's just a half hour commute to the City.

You'll be in a superb spot, on a quiet turning that's still close to everything you need. Francis Road is just a five minute stroll away, and filled with a wide variety of independent cafes. Just up the road is the centre of Leytonstone, a real urban village with even more unique places to eat and drink.

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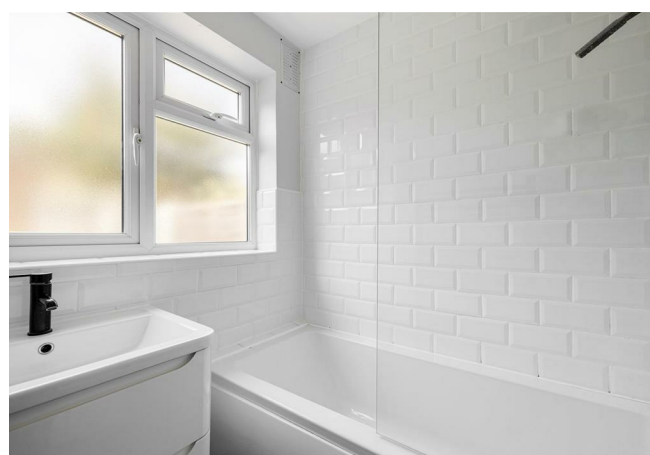
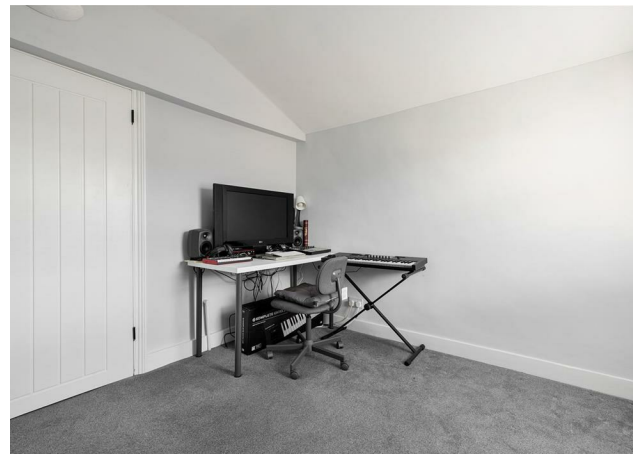
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REQUEST A VIEWING
0203 397 2222



IF YOU LIVED HERE...

Your large and welcoming reception room lies just off your hallway to the left. Dual aspect with a bay window to the front, the whole space is bathed in natural light. Smoky grey engineered hardwood stretches underfoot, and original cornicing runs around the ceiling. Continue down the hallway to your kitchen, which has plenty of glossy white fronted units, marbled worktops and matching splashbacks, with integrated gas hob and angled black glass extractor.

A second hallway separates your kitchen from your bathroom and separate WC. Your bathroom has a floating vanity sink and shower over the tub, with black matte fittings and white metro tiling. Step out from this space into your part walled garden, with split level decking. On the first floor you'll find your three bedrooms. The first two look out over the garden, with the second being a double. Your main bedroom sits to the front, with a trio of windows. Grey carpet lies underfoot in each bedroom.

It's just a fifteen minute walk to Leytonstone, from where the Central Line will take you to Liverpool Street in another quarter of an hour, for a door to door City commute of just half an hour. Stratford is five minutes direct, for a whole host of onward overground and underground connections. You're also moments from Leytonstone High Road for the Overground. Wanstead Flats is a short stroll away, and all your daily amenities are close at hand.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Newport School, Davies Lane Primary and Riverley Primary.
- Your new local is the Northcote Arms, a classic East End pub with Sunday singalongs around the piano.
- Hackney Marshes and the Olympic Park are just over a mile away, with acres of green space to explore.



A WORD FROM THE OWNER...

"Living in Pearcroft Road has been an absolute joy for my family and me. The house has provided us with the perfect space to create lasting memories. We especially loved the spacious living area and its location. One of the things we've appreciated most about this neighbourhood is the friendly neighbours, proximity to parks, excellent schools and local bars and restaurants. It's been a wonderful place to raise our children and enjoy the outdoors. We're confident that the next owners will love this home as much as we have."

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