



BRIERLEY ROAD, LEYTONSTONE

Offers In Excess Of £750,000 Freehold 4 Bed House - Terraced

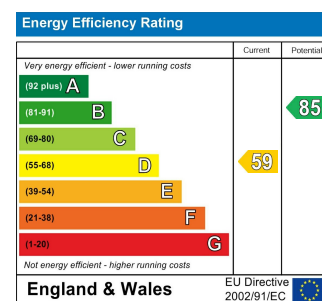
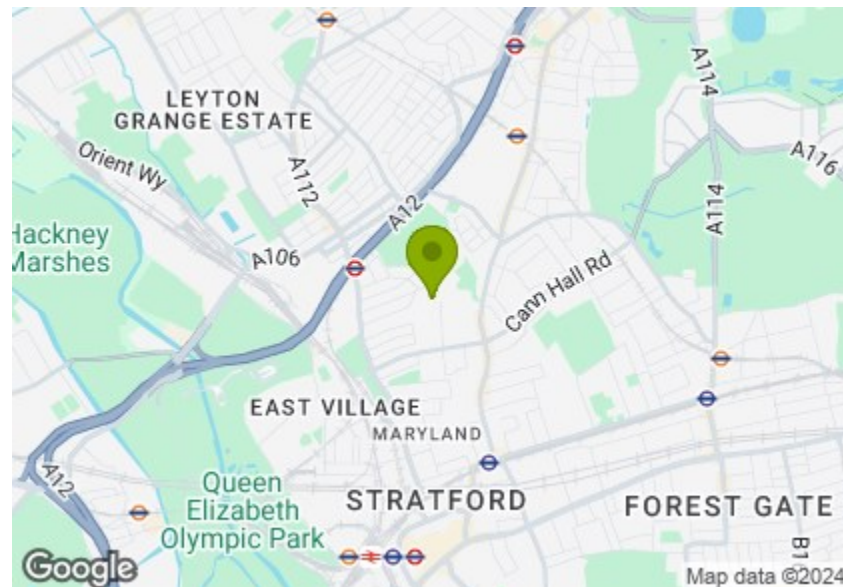


Features:

- Four Bedroom Bay Fronted House
- Two Bathrooms
- Stunning Extended Kitchen Diner
- Doors out to the Patio and Lawned Garden
- Downstairs WC
- Sash Windows, Fireplaces and Corncing
- Close to Leyton Station
- Situated on a Quiet cul de sac

A beautiful four bedroom Victorian terrace, on a quiet cul de sac in the heart of Leyton. Impeccably modernised and finished to a very high standard throughout, with superb kitchen and loft extensions. A gorgeous family home.

Everything here is as practical as it is attractive. The classic cottagey frontage conceals an immense amount of living space and every comfort you could wish for, along with original features from fireplaces to corncing.



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IF YOU LIVED HERE...

Your hallway takes you into your double reception to the right. The two rooms are connected by pocket doors, with a shuttered bay window to the front. Steps lead down into your luxurious skylit kitchen, with elegant midnight blue units, butler sink, and hardwood worktops. Double doors lead seamlessly to your pretty garden, with stone paving giving way to neat lawn and flourishing borders.

On the first floor you'll find your family bathroom, fully tiled in sleek marbled white, with modern white suite including vanity sink. There are three bedrooms on this floor, the largest sitting bay to the front with twin sash windows and painted brick fireplace. Soft carpet lies underfoot as throughout the bedrooms, landings and stairs. Your loft suite contains your substantial and dual aspect primary bedroom, eaves storage, and en suite shower room with chrome rainfall shower in a corner cubicle.

It's just half a mile to Leyton station, from where the Central Line will get you to Liverpool Street in twelve minutes and Tottenham Court Road in twenty. Leyton and Leytonstone are both on your

doorstep, with all the amenities you need. If it's nature you're craving, Langthorne Park is moments away. Here you'll find a play area, exercise facilities and an amphitheatre (dogs welcome too). Alternatively, Wanstead Flats is a quarter of an hour away on foot, and the Olympic Park is a mile, both superb widescreen green spaces.

WHAT ELSE?

- You're just six minutes from Leyton High Road, with a range of independent bars and restaurants, shortly to be joined by the Leyton Engineer, coming soon on the site of the much loved Leyton Technical.
- Schools rated 'Outstanding' nearby include Colegrave Primary, Newport School, and Earlam Primary.
- Wine buffs will be delighted to find Dina a six minute walk away, where they'll find an amazing range of wines along with mouthwatering cold plates.



A WORD FROM THE OWNER...

"We've really loved living in Leyton, especially on Brierley Road. It's such a peaceful little cul-de-sac with a warm and friendly vibe, and being just a few minutes' walk from Leyton station has been really convenient. We have wonderful neighbours who we often chat with. Our garden gets lots of sunlight, so we've enjoyed plenty of BBQs out there with friends and family. And since we renovated the kitchen, it's become the heart of our home perfect for hanging out and staying connected to everything going on. Leyton has so much going for it. We often find ourselves at the Leytonstone Tavern (their tacos are great), The Leyton Star (ideal for sports), and the Birkbeck Tavern (which hosts fantastic summer BBQs). Francis Road is packed with great restaurants and cafes, and having Westfield Shopping Centre and the East Village within walking distance has been incredibly handy. There are also some lovely green spaces nearby. We're about a 20-minute walk from both Wanstead Flats and the Queen Elizabeth Olympic Park, and Walthamstow Wetlands, Wanstead Park, and Leyton Flats are just a short trip away. Plus, with the Central, Elizabeth, and Overground lines all within walking distance, it's easy to get around and explore the rest of London."

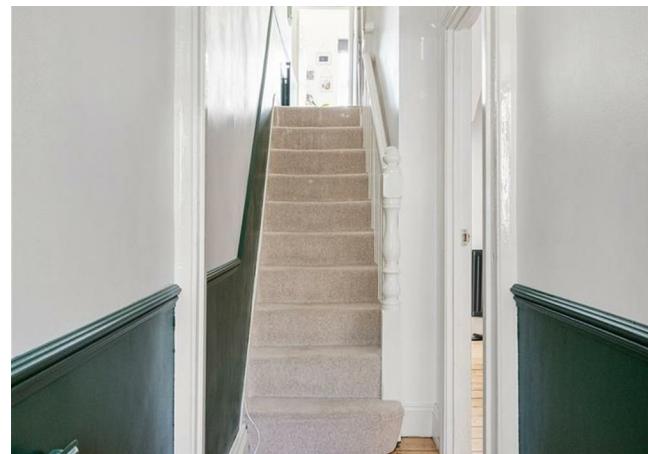
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Reception Room
10'10" x 10'7"

Reception Room
11'3" x 10'10"

WC

Kitchen
13'8" x 12'1"

Bedroom
14'2" x 10'11"

Bedroom
9'0" x 10'11"

Bathroom
5'2" x 6'3"

Bedroom
8'3" x 5'4"

Bedroom
12'6" x 16'1"

Eaves Storage

Shower Room
7'6" x 4'9"

Garden
approx. 14'5" x 25'11"

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