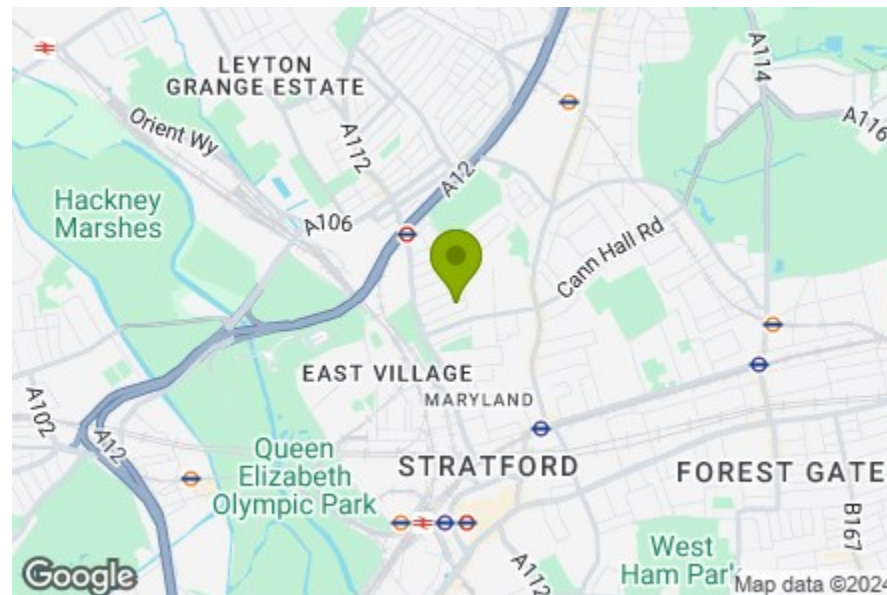


- Kitchen / Diner
15'0" x 8'6"
- Reception Room
10'0" x 9'6"
- Reception Room
11'2" x 10'0"
- Bathroom
6'5" x 5'2"
- Bathroom
6'6" x 4'2"
- Bedroom
13'2" x 9'9"
- Bedroom
9'6" x 8'5"
- Garden
24'7"



Energy Efficiency Rating	
Current	Potential
72	87
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	



STEWART ROAD, LEYTON

Offers In Excess Of £550,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Well Presented
- Two Bathrooms
- South Facing Garden
- Two Reception Rooms
- Short Walk To Leyton Station
- Close To Westfield Stratford
- Chain Free

A beautifully presented, two double bedroom family home that comes with a South facing rear garden and a family bathroom on each floor. All within easy reach of green parks, excellent restaurants and great transport links to central London.

Your nearest tube station, Leyton, is only ten minutes away on foot. From here, the rapid Central line whisks you through to Stratford in three minutes, Liverpool Street in eleven and Oxford Circus in twenty three minutes.

REQUEST A VIEWING
0203 397 2222

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

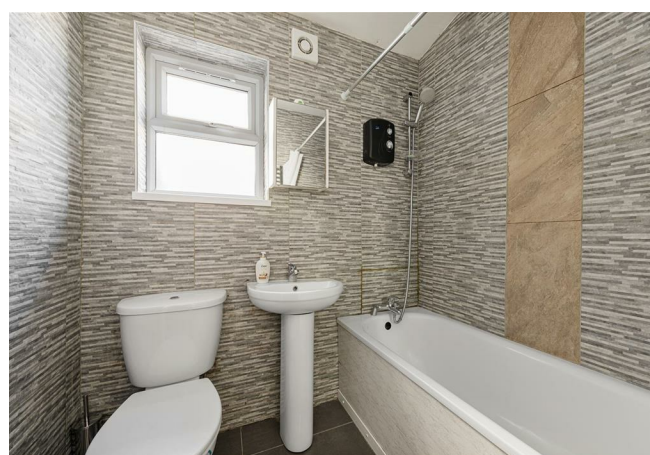
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

As you step through your front door you'll find two large reception rooms. The first has a bright bay window, 110 square feet of floorspace and is currently in use as a bedroom. Your second reception room has some handy built in storage and a bright window overlooking the garden. Immaculate pale engineered flooring runs underfoot throughout. Next door, sits your ground floor bathroom with slate grey floor tiles, finished in gentle earthy tones and with a modern white suite that includes a shower over the tub. At the end of the hall, your stylish, 125 square foot, kitchen diner is decked out in glossy white cabinetry, dark marbled worktops and integrated electric oven, gas hob and extractor hood.

Step out here for your South facing garden. The whole space is floored and fenced with solid timber and there's a large shed for storage. Upstairs you'll find two handsome double bedrooms, both tastefully decorated with more of that immaculate engineered hardwood underfoot. Your first sleeper has 120 square feet of floorspace and a dual set of large bright windows. The second is finished in a gentle sage green colour scheme and is currently in use as a nursery. Finally, bathroom two also has a modern white suite with shower over the tub, a heated chrome towel rail and floor to ceiling, white oversized wall tiles with a statement column of sandstone.

Your new local will be The Leyton Star, a welcoming gastropub that's only a six minute walk from your front door. Here you'll find an eclectic range of events including quiz nights, live music and life drawing, as well as a fantastic beer garden. At the end of your street the green open fields of Drapers Recreation Ground provide the perfect place for a quick morning run while a ten minute walk in the opposite direction takes you to Langthorpe Park, where you can explore the ornamental garden or make use of the outdoor gym. On rainy days, it's just over a mile to Westfield Stratford City.

WHAT ELSE?

- For tender Argentinian steaks, fine wine and seafood, we'd recommend strolling over to Asado Steakhouse on the High Road. Only ten minutes away, it's sure to become one of your favourite places for dining out.
- Continuing down onto Leytonstone Road, you'll find yourself in the comfortable exposed brick interior of Kotch!, where you can dine on authentic Italian stonebaked pizzas and pasta or put in an order to enjoy back at home.
- Less than a mile from your front door, you'll find the Victory Parade entrance to Queen Elizabeth Olympic Park, full of beautiful walking and cycling trails, state of the art public sports facilities and home to exciting cultural events.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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0203 397 2222

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