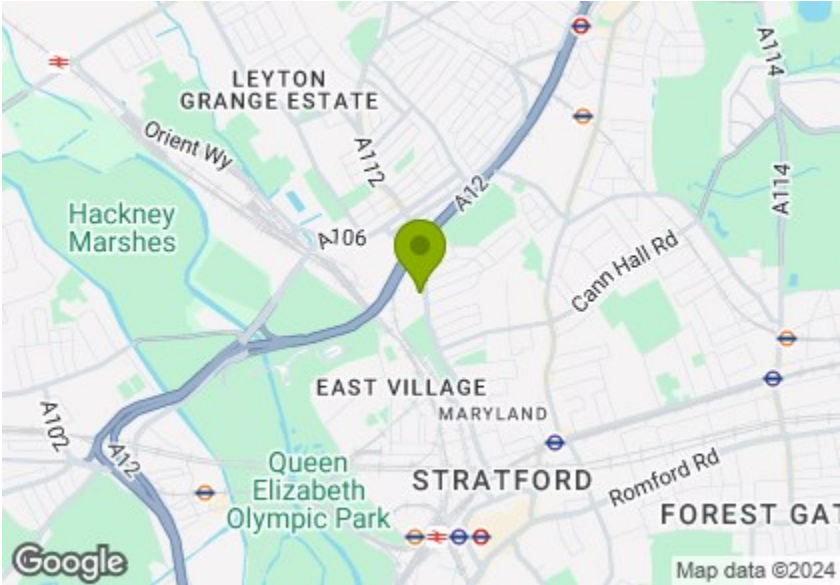


ETCHINGHAM ROAD, LEYTON

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



Features:

- Four Bedroom House
- End Of Terrace
- Large Bay Fronted Reception
- Two Bathrooms
- Converted Loft
- Short Walk To Leyton Station
- Close To Westfield Stratford

A pristine four-bedroom Victorian family home nestled in the heart of sought-after Leyton. Stylish throughout, this end of terrace home boasts a multiplicity of tasteful interior choices. Aside from its illustrious décor, this home is a perfect find for commuters, set amidst Leyton's plethora of local amenities and positioned moments from Leyton station, offering seamless access into Central London.

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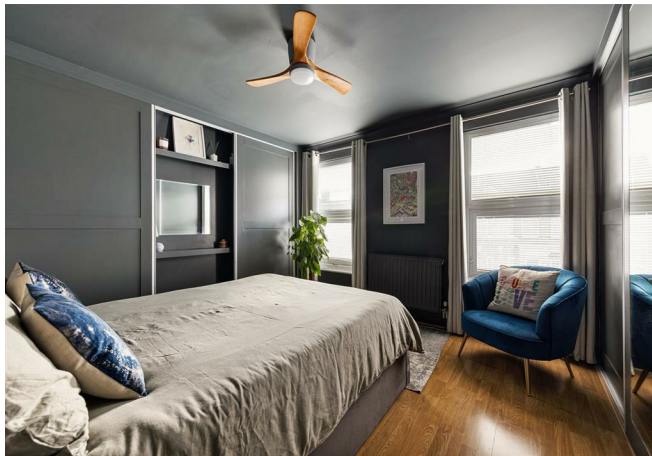
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IF YOU LIVED HERE...

Appointed on a residential tree-lined street in the heart of Leyton is this charming four-bedroom, semi-detached Victorian terrace. Tastefully finished with stylish furnishings laid across three expansive levels, this desirable abode effortlessly blends period charm with modern touches. Beautifully extended and thoughtfully designed, this home offers spacious living across its three floors. The light-filled double reception room boasts elegant bay windows, bespoke built-in shelving, and luxurious wood flooring that flows seamlessly throughout. The stylish kitchen is a chef's dream, featuring contemporary cabinetry, integrated appliances, and direct access to a well-maintained garden complete with a practical shed, perfect for storage.

Upstairs, the property benefits from four well-proportioned bedrooms, including a fully extended loft that makes an ideal guest suite or a tranquil main bedroom. Inside the master bedroom design choices have been carefully considered to maximise storage and style. Sleek built-in wardrobes are complimented by the dusky paint choice and complete with a luxurious vanity area. This homes interior design showcases a harmonious mix of bold, modern tones and timeless Victorian detailing, ensuring every room feels both inviting and unique. A chic bathroom completes this sanctuary, featuring contemporary finishes and a serene atmosphere.

Situated just a five-minute walk from Leyton Station, this home enjoys excellent transport links via the Central Line. Westfield Stratford, with its myriad of shops, restaurants, and entertainment options, is only an eight-minute drive away. Nestled within a vibrant neighbourhood, this property provides an ideal haven for family living while offering effortless access to London's best amenities.

WHAT ELSE?

- Leyton's Francis Road is within easy reach, a fifteen-minute stroll will take you to the plethora of local shops, eateries and independent retailers this thoroughfare has to offer.
- You'll be spoilt for choice in finding a food spot, with Stratford and Leytonstone equidistant you have numerous options to choose from. Unwind at the Leytonstone Tavern for some Friday evening drinks, choose from an array of local craft beers or enjoy some food from their award-winning menu focusing on sustainably sourced and ethically reared produce.
- In need of more green space? This home is truly an urban retreat, as you'll have the green expanses of Drapers Field Recreation Ground and Langthorne Park, both a short stroll away.



A WORD FROM THE OWNER...

"This home truly stands apart—spacious, light-filled, and broader than most in the area, thanks to its sought-after end-of-terrace location. It's a property that instantly makes you feel as though you've discovered a rare gem. But it's not just the house that makes this location so special; it's the outstanding amenities that surround it. Leyton Station is just a couple of minutes' walk away, offering effortless access to all of London. Whether commuting for work or exploring the city, the convenience is unmatched. At weekends, the East Village is our go-to destination, with its perfect blend of parks, exceptional schools, and facilities for both adults and children. The area complements our active lifestyle seamlessly—from dog walks in lush green spaces to sports, socialising, and fun-filled days with the family. Hackney Wick, Victoria Park, and Hackney are all just a short distance away, making this location ideal—especially since we both run businesses in Hackney. The cycle ride is quick, off-road, and incredibly scenic, transforming what could be a mundane commute into something truly inspiring. A few minutes' walk away, Drapers Fields offers even more. Whether it's enjoying the vibrant community atmosphere, taking the kids to the fantastic play areas, or playing a match on the well-maintained astro turf, it's the perfect place for both relaxation and recreation. The friendly park warden ensures the space is always welcoming and well-maintained, making it a place we genuinely love to spend time in. For evenings out, the charming Francis Road is just around the corner, offering a delightful selection of independent restaurants, cafés, and pubs. Whether it's a relaxed dinner at one of the local bistros or a pint at a welcoming pub, the area's vibrant food scene and laid-back vibe offer the perfect way to unwind after a busy day. In every direction, this location has it all: the perfect home, a connected community, and amenities that make every day easier, more enjoyable, and more fulfilling."

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Reception Room

25'3" x 14'4"

Kitchen / Diner

19'2" x 9'2"

Garden

36'1"

Bathroom

10'7" x 9'2"

Bedroom

10'7" x 9'2"



Bedroom

11'4" x 8'10"

Bedroom

14'3" x 11'7"

Bedroom

19'6" x 11'1"

En Suite

Eaves Storage



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