



RICHMOND ROAD, LEYTONSTONE
Offers In Excess Of £780,000 Freehold
3 Bed House - Mid Terrace

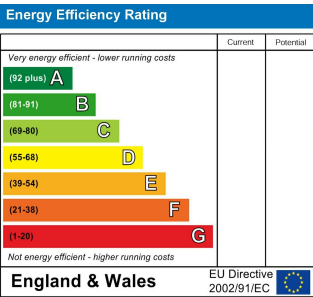
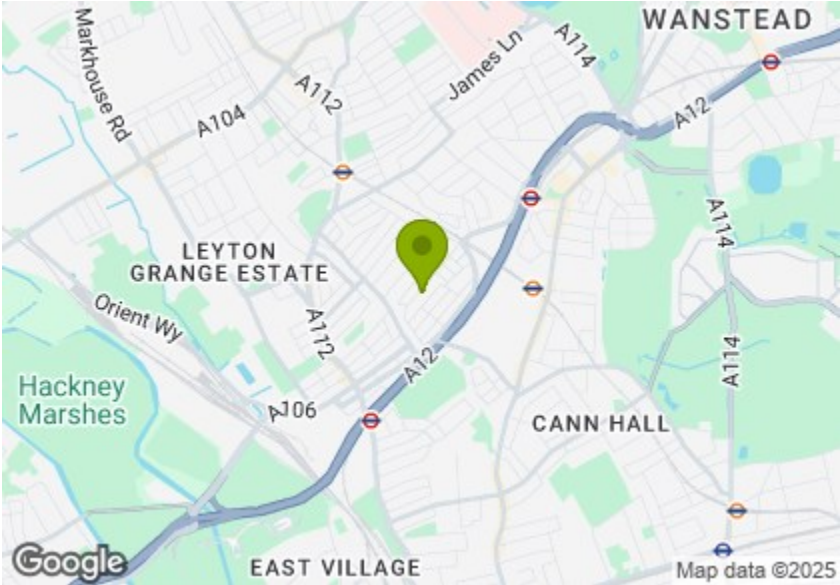


Features:

- Stunning Three Bedroom House
- Bright Kitchen Diner with Banquette Storage
- Bi-Fold Doors to the Side of the Kitchen
- Beautifully Landscaped Garden
- Fully Refurbished by the Current Owners
- Family Bathroom with Claw Foot Bath and Shower
- Three Double Bedrooms
- Great Transport Links

The current owners of this stunning three-bedroom home have meticulously crafted a stylish and inviting space. This property seamlessly blends modern comfort with period charm. Key highlights include a beautifully landscaped garden, original wood flooring, a spacious kitchen/diner and a comprehensive renovation including new electrics and boiler in 2022. Situated close to excellent transport links, local amenities, and the vast open green space of Wanstead Flats, this home offers the best of both worlds—easy access to the City and West End while enjoying the charm and convenience of a thriving neighbourhood.

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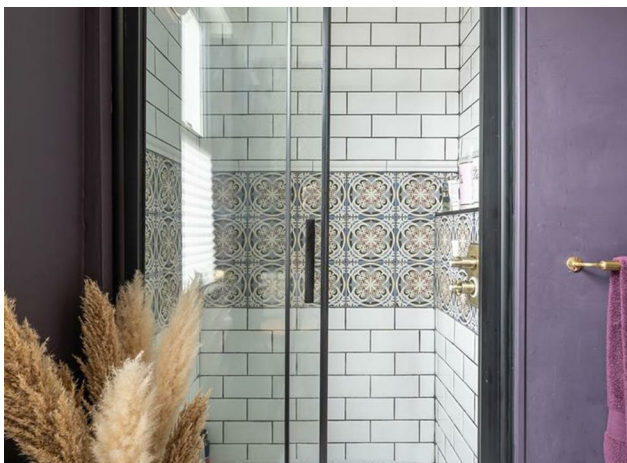
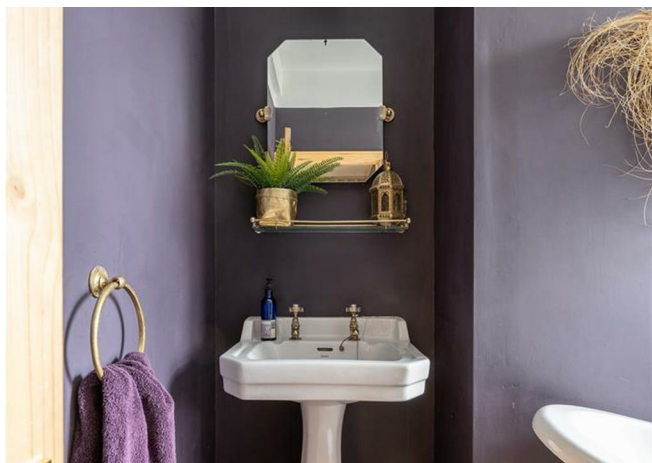
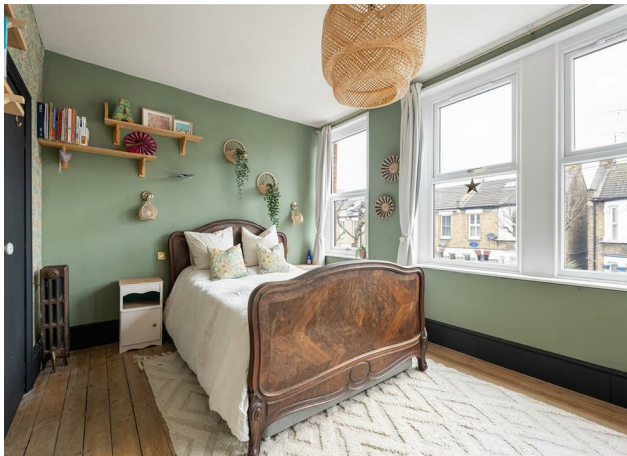
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IF YOU LIVED HERE

The reception room is a warm and inviting space, spanning 133.35 ft², where natural light floods in through a generous bay window. Rich wooden flooring enhances the sense of warmth, while built-in shelving set against a charcoal grey feature wall adds a stylish and functional touch. Whether unwinding after a long day or hosting guests, this cosy space is perfect.

Following the corridor, you'll find a bathroom full of character, designed to make a statement. Painted in a deep plum, it features a classic claw-footed bath, a walk-in shower with intricate William Morris-style tiling, and an architectural radiator, creating an indulgent and timeless feel whether you're soaking in a luxurious bubble bath with a book or grabbing a quick refresh.

At the rear, the kitchen diner is a true showstopper. Warm wooden cabinetry provides ample storage, complemented by integrated appliances and generous countertops. Bronze-glazed tiles add a touch of elegance, while a gas hob ensures precision for cooking enthusiasts. The bespoke banquette-style seating offers both comfort and clever inbuilt storage, making the space as functional as it is stylish. With a large architectural picture window overlooking the garden, this area is perfect for entertaining, and with bi-fold doors, indoor and outdoor flow seamlessly together.

The landscaped garden is beautifully designed, with horizontal slatted fencing drawing the eye across the space. Thoughtfully landscaped, it includes built-in wooden seating, immaculate limestone flooring, and concrete-cast raised beds filled with low-maintenance plants like rosemary, lavender, ornamental grasses, and cordylines, culminating in a charming rockery.

Upstairs, three beautifully decorated bedrooms each offer their own unique appeal. The principal bedroom (147.68 ft²) is painted in a calming green with a feature wallpaper. The second double bedroom (90.78 ft²) exudes warmth with its ochre walls and mural detailing, while the rear bedroom (77.43 ft²) is a deep forest green. There is even potential to extend into the loft STPP.

WHAT ELSE

- A stone's throw from the pedestrianised delights of Francis Road, there's a great selection of pubs and restaurants on your doorstep. Try an organic bottle of wine at Yardarm or grab a freshly baked loaf from Marmelo.
- Need a green reset? Head over to Leyton Marshes for a walk along the River Lea where surrounded by abundant birdlife, it's easy to forget you live in the City.
- A 14 mins walk will take you to Leyton or Leytonstone station where the Central line delivers you to Liverpool Street in 10 mins and The West End in 30 mins.



A WORD FROM THE OWNER....

"Hi there! We bought this wonderful house while pregnant with our first child, taking on a pretty seismic renovation. The hard work really paid off in the shape of a fantastic family home - in a really special community. We love lazing in the huge picture window which gets sun all day, enjoying a feeling of indoor-outdoor living, or through the summer with the bifold doors drawn back. The kitchen has been a brilliant social space for kitchen discos, playdates and BBQs on the patio, while the separated living room has provided a cozy snug, for escaping the business or enjoying an oversized Christmas tree in the bay. There is a real sense of community on our street, and we have been incredibly lucky to be surrounded by quiet, considerate neighbours, many of whom have become friends. As committed foodies, the dining scene in Leyton and Leytonstone has served us very well, with Filly Brook at one end of the road and speciality coffee, bookshops and fine dining at Loop at the other end on Francis Road. We met a cracking group of local friends at our antenatal class (held in The Heathcote Pub on our street) and it's been a vibrant, easy and friendly place to raise a small person - though we've definitely missed out on some of the more late-night scene the area has to offer."

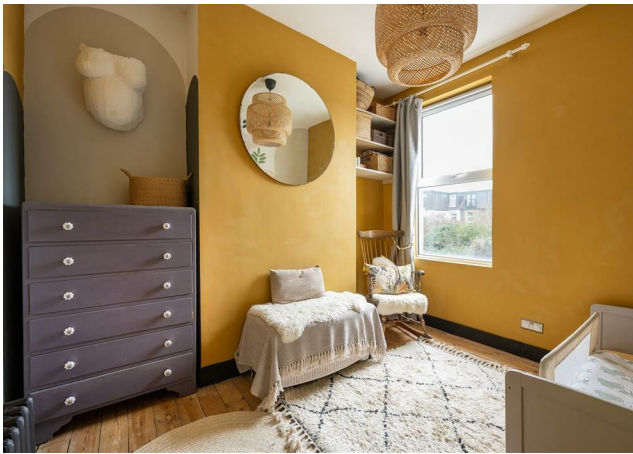
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Reception
10'9" x 12'6"

Kitchen/ Diner
9'2" x 19'1"

Bathroom

Bedroom
14'2" x 10'4"

Bedroom
8'8" x 10'2"



Bedroom
8'9" x 8'7"

Garden
34'5" x 15'1"



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