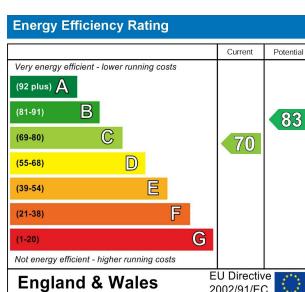
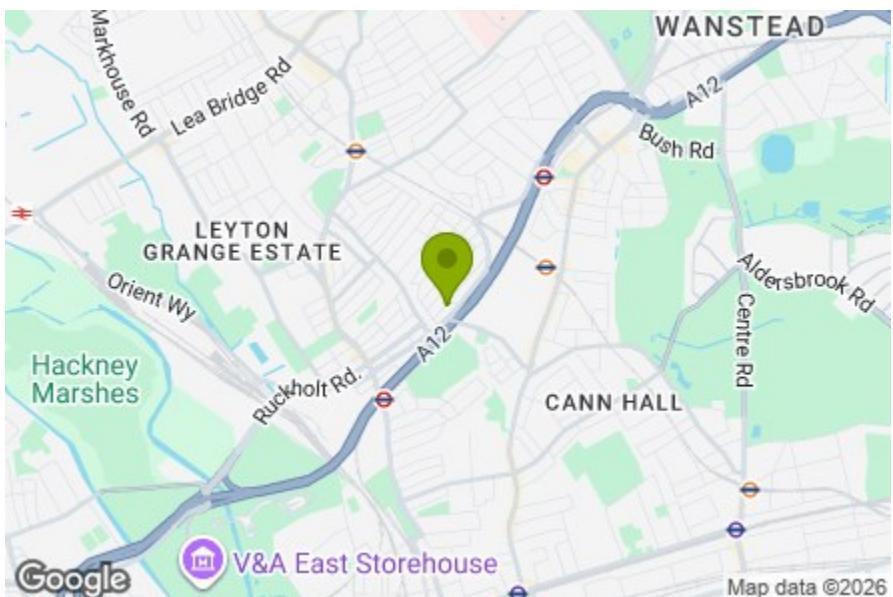




Total Area: 100.2 m² ... 1079 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



Reception Room
12'2" x 11'8"

Reception Room
15'2" x 10'5"

Kitchen
10'0" x 9'11"

Shower Room

Bedroom
10'4" x 8'7"

Bedroom
15'2" x 7'7"

Bedroom
13'9" x 13'5"

Ensuite
7'9" x 4'4"

Eaves Storage

Garden
36'1"



ASHVILLE ROAD, LEYTON
Offers In Excess Of £775,000 Freehold
3 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Three Bedrooms
- Two Reception Rooms
- Good Decorate Order
- Short walk to Francis Road
- Converted Loft
- Close to Leytonstone Station
- South Facing Garden

This bright and smartly laid out three-bedroom Victorian terrace is set on a leafy residential road, just moments from the buzz of Francis Road. Beyond that, you've got both Leyton and Leytonstone's amenities within easy reach, including award-winning eateries and excellent transport connections.

Inside, highlights include two receptions, a bright kitchen and a first floor bathroom. The loft has been converted to provide a master bedroom with en-suite, while outside the south-facing garden is a major plus.

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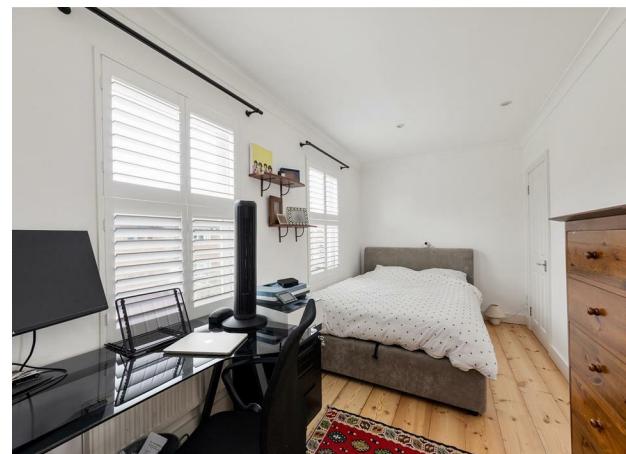
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IF YOU LIVED HERE...

You'll love the amount of living space that this three-storey home offers - on the ground floor you have two receptions, and a modern kitchen, all immaculately designed. The flawless finish complements the period features throughout, so you'll enjoy the bespoke shutters, custom carpentry, as much as the fireplace and ornate detail. Meanwhile, the kitchen fittings are sleek and contemporary, so entertaining will be on the agenda.

The south-facing rear garden extends from the kitchen, offering a sunny spot to relax in warmer months, surrounded by a mix of paving and mature foliage. You'll love how the light flows through from the kitchen to your adjoining rear reception.

Upstairs, you'll find two smartly finished bedrooms and a modern family bathroom. Finally, the loft houses your master suite, featuring a beautiful en-suite and handy eaves storage.

When it comes to exploring beyond, you're only a few minutes on foot from the part-pedestrianised Francis Road. This fantastic neighbourhood is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox and Dreamhouse Record, with much more in between.

Even closer, the Grove Green Road area has been buzzing with activity for a few years - the Filly Brook, Northcote and Heathcote & Star are all great options.

Leyton tube station is around ten minutes on foot to get you into Central London via the Central line (Leytonstone is slightly further, but handy if you're travelling east). Or hop on the Overground at Leytonstone High Road for the Gospel Oak to Barking line, a 15 minute walk away.

WHAT ELSE?

- Despite the thriving amenities, there's a surprising amount of green space nearby. For instance, head south-east via the Bushwood area - renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes - and you'll find the Wanstead Flats.

- A short bus ride takes you to the iconic Olympic Park, and just beyond that, Westfield Stratford, which won't need an introduction. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.

- Foodie highlights off the Leytonstone High Road include hidden gem Panda dim sum and taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway.



A WORD FROM THE EXPERT...

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy.

The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be."

JOSEPH EARNSHAW
E17 BRANCH MANAGER

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