



Matlock Road, Leyton

£675,000 - £700,000



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Situated in the sought-after Barclay Estate area of Upper Leytonstone, this spacious 3-bedroom Victorian property presents an excellent opportunity for both family living and investment potential. The house has been rented out as two flats for over 10 years, making it ideal for a buy-to-let investor or someone looking to easily convert it back into a single-family home. With its generous layout, the property can be adapted to suit your needs.

Downstairs, the property offers three reception rooms and a bathroom, with the house having been extended to create a larger living space. The kitchen is located at the back of the house, overlooking a large, south-facing lawn garden, perfect for enjoying the sunshine. Upstairs, there are three bedrooms and another bathroom. One of the bedrooms has kitchen units along one wall, which can be easily removed to restore the space as a bedroom.

Matlock Road is perfectly situated close to Walthamstow Village, offering a range of trendy cafés, restaurants, and independent shops. For coffee lovers, The Village Bakery and The Orford Salon are popular local spots, while foodies will appreciate the variety of eateries in the area, and including The Bell. The area is also home to a selection of stylish cafés perfect for weekend brunches. For your daily needs, Whipps Cross Hospital is nearby, along with doctors' surgeries and local amenities, making it an extremely convenient location. For outdoor enthusiasts, you'll find Abbots Park and the Whipps Cross Boating Lake just a short walk away, providing a peaceful green space for a leisurely stroll or to enjoy the water.

Families will benefit from being within the catchment area for several highly-rated schools, including Barclay Primary School (0.2 miles), Henry Maynard Primary School (0.4 miles), and Gwyn Jones Primary School (0.4 miles), all rated as outstanding by Ofsted.

For excellent transport links, the property is conveniently located close to Leyton Midland Road Rail Station (0.5 miles), Walthamstow Central Rail Station (0.7 miles), and Leytonstone Underground Station (0.7 miles), providing quick and easy access to central London and beyond.



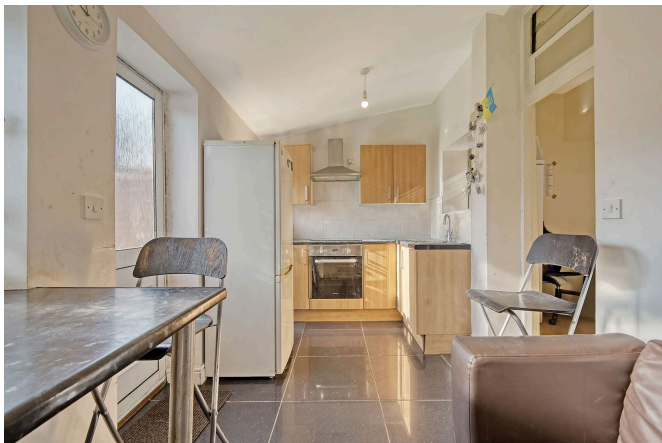


Living Room

This inviting living room boasts stunning wooden floors that add warmth and character to the space. The high ceilings create an airy, open feel, enhancing the room's sense of spaciousness. A large bay window at the front floods the room with natural light, providing a bright, welcoming atmosphere throughout the day. Perfect for relaxation or entertaining, this room effortlessly blends charm with functionality.

Dining Room

This dining room features wooden floors that add warmth to the space. The high ceilings give the room a sense of grandeur, while the striking chimney breast serves as a focal point, adding character. A large double-glazed window allows natural light to flood the room, creating a bright and inviting atmosphere. Perfect for hosting family meals or intimate gatherings, this room offers a perfect blend of comfort, style, and functionality.



Third Reception

This versatile third reception room offers a warm and inviting atmosphere with its beautiful wooden floors. It seamlessly connects to the kitchen, creating an ideal flow for family living and entertaining. Whether used as a cosy lounge, home office, or playroom, this space offers flexibility to suit your needs. The open connection to the kitchen enhances the room's functionality, making it perfect for both relaxation and socialising.



Kitchen/Diner

This kitchen diner has been thoughtfully extended at the back of the property, perfect for family living and entertaining. The room features stylish tiled floors and is bathed in natural light, thanks to three large windows that offer views of the garden. A door leads directly onto the south-facing lawn garden, ideal for enjoying outdoor dining or relaxing in the sun.

Bathrooms

Downstairs, you'll find a convenient shower room with a WC, located just off the kitchen—perfect for quick access and modern functionality. Upstairs, the full bathroom offers a relaxing retreat, featuring tasteful tiling throughout. It includes a classic three-piece white bathroom suite, with a bathtub. A window allows natural light to fill the space, enhancing the bright, clean atmosphere.

Bedrooms

Upstairs, the property offers three bedrooms. One room is currently being used as a kitchen, with units along one wall, but this can easily be transformed back into a spacious double bedroom, offering plenty of room for furniture and storage. In addition, there's another generous double bedroom, providing ample space for rest and relaxation. The third room is a good-sized single bedroom, ideal for use as a home office or child's room. All bedrooms feature beautiful wooden floors, high ceilings, and double-glazed windows, ensuring a bright, airy, atmosphere



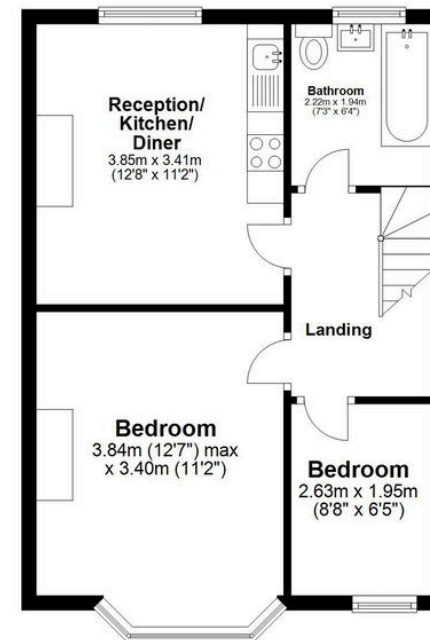
Ground Floor

Approx. 55.1 sq. metres (592.6 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



Total area: approx. 97.9 sq. metres (1054.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

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