



Etchingham Road, Leyton, Greater London, E15 2DF

Guide Price £575,000 - £625,000

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This delightful three-bedroom Victorian terrace, featuring a classic bay window, presents an excellent opportunity for those looking to create their dream home in one of East London's most desirable areas. Packed with original features and offering a versatile layout, the property boasts two generously sized reception rooms, each with its original chimney breast. The newly installed modern kitchen leads to a spacious bathroom, complete with both a bath and a freestanding shower. Upstairs, you'll find three well-proportioned bedrooms, all retaining their charming chimney breasts. The south-facing garden provides a wonderful space for soaking up the sun or putting your landscaping ideas into action. The house is in fair condition, with new carpets and a freshly renovated kitchen, making it move-in ready.

Situated just 0.2 miles from Leyton Underground Station and 0.7 miles from Stratford Station, this home offers fantastic transport links to Central London, ideal for both work and leisure. The surrounding area is rich with local amenities, including a variety of independent shops, cafés, and markets along Leyton High Road, perfect for picking up fresh produce, snacks, or unique finds. Health food stores and quirky boutiques can also be found nearby, while Leyton Mills Retail Park and Westfield Stratford City are both within easy reach, offering a range of shopping options from well-known brands to luxury retailers.

Families will appreciate the proximity to highly rated schools such as Downsfield Primary, Jenny Hammond, and St. Francis Catholic School. For those who enjoy outdoor activities, Drapers Recreation Ground is just a short distance away, offering peaceful walking areas, play zones for children, and football pitches.

With its prime location, trendy atmosphere, and the potential for a stylish transformation, this property is sure to generate plenty of interest. Don't miss the chance to view and make this your new home – call now to arrange a viewing!





Living Room

This spacious living room boasts a high ceiling and an abundance of natural light, thanks to the charming period bay window. The room retains its original character with intact chimney breasts and elegant ceiling features, offering a blend of classic and contemporary appeal. The neutral decor creates a versatile canvas, complemented by newly fitted carpeting for a fresh and inviting feel.

Dining Room

This elegant dining room features stunning high Victorian ceilings, enhancing the sense of space and character. The room retains its original charm with intact chimney breasts, adding a touch of historic appeal. It is fitted with a newly laid carpet, providing a fresh, modern feel. The dining room seamlessly connects to a separate kitchen and is further complemented by French doors that open directly onto the garden, perfect for indoor-outdoor living.



Kitchen

This contemporary, newly fitted kitchen features sleek wooden flooring and stylish half-tiled walls, creating a fresh and functional space. With worktop units running along two walls, there's ample counter space for meal preparation, complemented by plenty of cupboard storage for all your essentials. A double-glazed window allows natural light to flood the room, enhancing the bright and airy atmosphere.

Bathroom

This spacious bathroom is fully tiled, with stylish flooring and walls that add to its clean, modern feel. It is equipped with a bath, WC, and a freestanding separate shower for ultimate convenience. A large double-glazed window at the rear allows natural light to fill the room, creating a bright and inviting atmosphere.

Garden

The French doors from the dining room open onto a spacious, south-facing family garden, primarily laid to lawn. This sunny outdoor space offers a perfect setting for relaxation and family activities, with plenty of room to enjoy throughout the year.

Bedrooms

This property offers three generously sized double bedrooms, each featuring original chimney breasts that add character and charm. The master bedroom, located at the front of the house, boasts two large double-glazed windows, flooding the room with natural light. All bedrooms are newly carpeted, creating a fresh and comfortable atmosphere. Double-glazed windows in each room enhance the space, ensuring a bright and airy feel throughout.



Ground Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 91.8 sq. metres (987.8 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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INFO@SIGNATUREPROPERTYPARTNERS.CO.UK

WWW.SIGNATUREPROPERTYPARTNERS.CO.UK