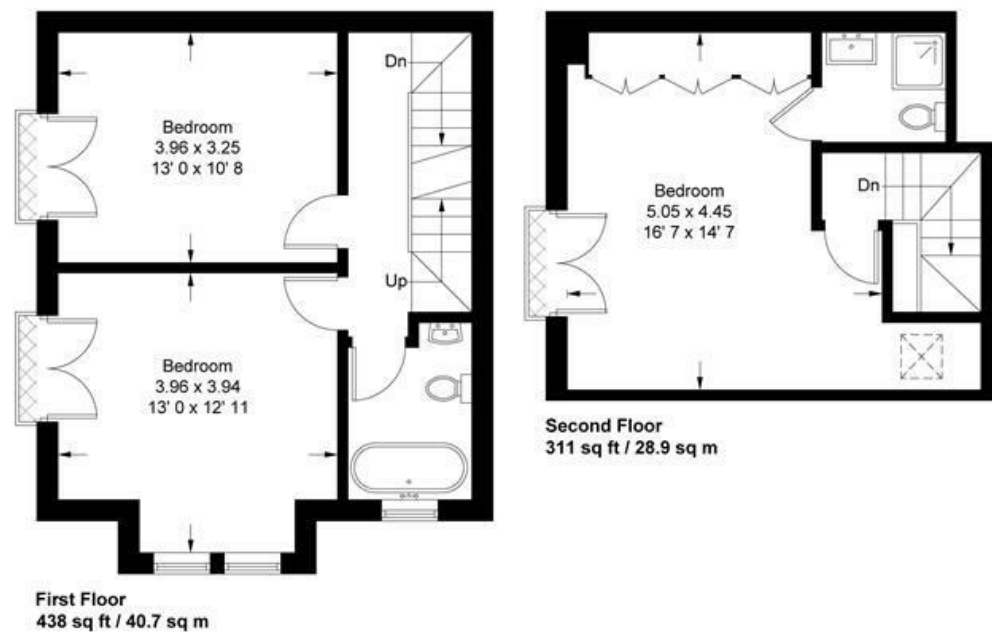
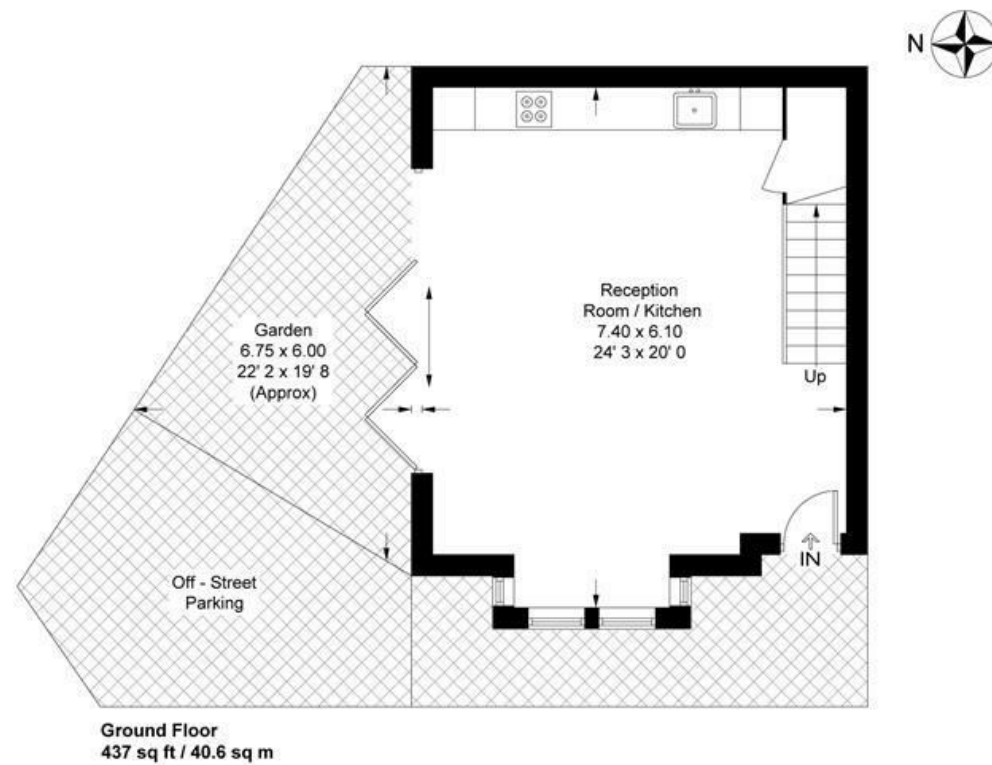


Approximate Gross Internal Area = 1186 sq ft / 110.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Dyers Hall Road, Leytonstone

Offers In Excess Of £850,000 Freehold

- \*SOLD BY PETTY SON & PRESTWICH\*
- Impressive period styling
- Three generous double bedrooms with Juliette balconies
- Off road parking
- Open plan living space
- Cul-de-sac location
- Fantastic quality and finish throughout
- En-suite to principal bedroom
- Landscaped rear garden
- 0.2 Miles to Leytonstone Central Line Station

# Dyers Hall Road, Leytonstone

**\*SOLD BY PETTY SON AND PRESTWICH\*** Petty Son & Prestwich have the pleasure of offering for sale this stunning three double bedroom detached modern home, with a private driveway, positioned in a quiet in a cul-de-sac close to outstanding schools and is only 0.2 Miles from Leytonstone Central Line Station.



Council Tax Band: B



Petty Son & Prestwich have the pleasure of offering for sale this stunning three double bedroom detached modern home, with a private driveway, positioned in a quiet in a cul-de-sac close to outstanding schools and is only 0.2 Miles from Leytonstone Central Line Station. Newport & Davies Lane schools (both rated Outstanding by Ofsted) are just a short walk away, whilst there are plenty more within close proximity and with a fantastic playpark literally next door, this home is ideally situated for families. Situated at the beginning of Dyers Hall Road, this impressive detached contemporary home exudes the period charm so coveted by many homeowners, but with the modern comforts and conveniences that come with present day construction and design. The attractive frontage is constructed in Yellow London brickwork with a double height bay that is accompanied by a stunning mosaic pathway and neatly appointed driveway.

Upon entry you are greeted by an amazing open-plan living space adorned with herringbone flooring, with underfloor heating throughout, huge bi-fold doors framing the landscaped rear garden and a stunning dark blue shaker style kitchen with range of integrated appliances. Three incredibly spacious double bedrooms, all with Juliette balconies, are spread across the first and second floor, the principal of which is on the second and spans an impressive 19ft x 17ft. Bedroom two also stands out, benefitting from a bay window which, like the ground floor is fitted with plantation shutters, and ceiling which increases in height providing a striking feature. Both en-suite shower room and family bathroom are of exceptional quality and design, effortlessly blending a mix of period and contemporary style. The rear garden is a low maintenance mix of patio and lawn with raised planting and side gate.

The many pubs, eateries and other independent businesses on Leytonstone High Road are a short stroll away and offer the perfect excuse to indulge in some great food (try the Sunday roast at The Red Lion or Filly Brook, which has rotating chefs and great live music). If you'd prefer, you could head over to Westfields, where you can hit the shops, enjoy a meal at one of many excellent restaurants, catch a film at the cinema or visit the V&A museum.

If you fancy a walk or cycle, then the choices are endless (the Olympic Park, Hollow Ponds and Wanstead Flats are all within easy reach) or perhaps stay closer to home and take the kids to the park – it's literally next door! If you want to go slightly further afield, then having Leytonstone Underground station on your doorstep means you are just a hop, skip and a jump from central London (which is also very convenient for the daily commute). Whatever you are planning, be it fun or work, staying in or going out, this beautiful house is ideally located.

EPC Rating: B81  
Council Tax Band: B

**RECEPTION ROOM/KITCHEN**  
24'3" x 20'0"

**BEDROOM**  
13'0" x 12'11"

**BEDROOM**  
13'0" x 10'8"

**BEDROOM**  
16'7" x 14'7"