



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Lea Bridge Road, London, E10 7DT
Offers In Excess Of £750,000

Alluring, Enticing & Rare, This magnificent five-bedroom mid-terrace Victorian townhouse is the epitome of classic charm and modern convenience. Offered on a chain-free basis, the property spans a generous 1,700 square feet of living space, providing ample room for a growing family or those seeking space and elegance. Step inside to discover three beautifully appointed reception rooms, exuding warmth and character with high ceilings and original features that harken back to the grandeur of the Victorian era. The heart of the home boasts five spacious double bedrooms, ensuring that everyone enjoys their own private haven. Two thoughtfully designed bathrooms offer convenience and luxury, with modern fixtures and fittings. But the true allure of this property extends beyond its walls. The front and rear gardens provide serene outdoor spaces, perfect for leisurely evenings or gatherings with family and friends. The rear garden features a spacious summer house, a delightful retreat to unwind or entertain, and provides access to a hidden gem - a private secret garden located behind the summer house, which offers a unique rear access to the property. Additionally, the surrounding Bakers Arms location in E10 enriches the lifestyle of its residents. A vibrant and diverse community, it's teeming with amenities, including local shops, cafes, and restaurants. The property's proximity to transport links, such as Lea Bridge Station, ensures easy connectivity to central London, making it an ideal choice for commuters. For those with a penchant for greenery, Leyton Marshes and Hackney Marshes are nearby, offering tranquil spaces for outdoor activities and leisurely walks. This captivating Victorian townhouse in Lea Bridge Road, E10, is a rare gem, seamlessly blending classic elegance with modern living. Don't miss the opportunity to make it your own and enjoy the best of city living in a charming and spacious family home.

Property Showcases

As you arrive at the property, a beautifully crafted brick wall, matching the windows and door, surrounds the front garden, which you can access through an elegant Chelsea bow-style steel gate. The garden path leads you to the composite front door, sheltered by an open porch adorned with an original Victorian canopy, a testament to the property's historical charm. Upon entering through the front door, you step into a spacious porch, setting the tone for the spaciousness within. The porch seamlessly flows into the large entrance hall, which serves as the heart of this beautiful home. The entrance hall offers access to the first of the reception rooms, located to the front of the house, and it benefits from a large bay window that fills the space with natural light. As you step further into the house, you find an adjoining reception room, currently being used as a ground floor bedroom. This room has a convenient lobby just off of it and currently serves as a walk-in wardrobe, complete with built-in storage cupboards for your convenience. Continuing your journey through the entrance hall, you arrive at the final reception room, located at the end of the hall. This space is perfect for a dining room, as it offers direct access to the fully fitted kitchen. The kitchen is a modern marvel, equipped with high-quality integrated appliances that make cooking and entertaining a breeze. It also provides access to a fully tiled ground floor shower room for added convenience. Now, through the kitchen, you can access the well-maintained rear garden. This outdoor haven boasts a charming garden pond, finished with a wooden bridge that leads to a lovely summer house. The summer house is an ideal place for relaxation and offers a gateway to a private secret garden at the rear of the property. This secret garden also provides rear access to the house, creating a serene escape within the city. Heading back inside, you'll ascend the stairs to the first floor landing. This landing is a transition space that provides access to three spacious double bedrooms, each with its own unique character and features. The updated family bathroom on this floor exudes modern luxury and comfort, inviting you to unwind after a long day. Should you choose to explore further, another staircase leads you to the second floor. The second floor landing grants access to the final two double bedrooms, making this home a perfect residence for a large family or those who appreciate space and versatility. With its blend of historical charm and contemporary convenience, this Victorian townhouse offers a wonderful place to call home.

Location

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Leyton has to offer. A brisk twenty minute walk or a short seven minute bike ride and you will be in the centre of the famous Walthamstow village which is one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. When it comes to amenities, the surrounding Bakers Arms location in E10 enriches the lifestyle of its residents. A vibrant and diverse community, it's teeming with amenities, including local shops, cafes, and restaurants. Public transport is also easily accessible right from your door step, with bus stops at Lea Bridge Road just 0.14 miles & 0.15 miles away as well as bus stops at Markhouse Road & Shortlands Road both just 0.24 miles away. Underground and over ground stations such as Walthamstow Central & Queens Road are just 0.64 miles & 0.54 miles away respectively, while national rail stations including Lea Bridge Road are under 1 mile from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Low Hall Nursery, South Grove Primary and Kelmscott Secondary schools are all under 0.46 miles from your front door and offer both good and outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: D
Annual Council Tax Estimate: £1,940 pa

Porch

4'2" x 4'0" (1.29 x 1.23)

Double glazed window and door to front aspect, coved ceiling, tiled flooring.

Entrance Hall

4'2" x 5'2" x 18'6" (1.29 x 1.59 x 5.66)

Single glazed door and window to front aspect, stairs to first floor landing, under stairs storage cupboard, coved ceiling, single radiator, laminate flooring and power points.

Reception Room One

11'1" x 14'10" (3.39 x 4.54)

Double glazed bay window to front aspect, coved ceiling, single radiator, laminate flooring, power points, phone and TV aerial point.

Reception Room Two

10'2" x 11'8" (3.10 x 3.56)

Single glazed window to rear aspect, coved ceiling, single radiator, laminate flooring, power points, phone and TV aerial point, single glazed patio door leading to lobby.

Lobby

5'11" x 5'0" (1.82 x 1.53)

Double glazed window to rear aspect built in storage cupboards and tiled flooring.

Reception Room Three

14'6" x 10'3" (4.42 x 3.14)

Double glazed window to side aspect, coved ceiling, single radiator, laminate flooring, power points, phone and TV aerial point.

Kitchen

14'11" x 6'1" + 10'6" x 7'11" (4.55 x 1.86 + 3.21 x 2.43)

Double glazed window to rear aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with flat top work surfaces, integrated cooker with electric oven and gas hob, integrated chimney style extractor with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine, integrated dishwasher, spotlights, double glazed patio door leading to garden and power points.



TOTAL FLOOR AREA: 157.5 sq.m. (1696 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, ceilings and all other items are approximate and no responsibility is taken for any error or omission of the drawings. This plan is for guidance purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac (2021)

