



Thornhill Road, Leyton, London, E10

Offers In Excess Of £775,000

FOR SALE

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Freehold

- 3 bedroom Victorian end of terrace house
- 3 Reception rooms
- Kitchen/diner & Cellar
- Gas central heating
- Leyton tube station: 0.7 mile
- EPC rating: C (74)
- Council tax band: C
- Rear garden: approx 40ft
- Large garden studio
- Internal: 1609 sq ft (149 sq m)

A wonderful, 3 bedroom Victorian end of terrace in the heart of Leyton, with a private garden and large garden studio.

There is over 1000 square feet of living space to make your own here. The rooms are filled with character and natural light. The two reception rooms featuring original ceiling roses, picture rails, an original fireplace and a wood-burning stove. A third reception with skylight incorporates a WC, and leads out to the glorious south-facing garden complete with side access.

A huge bonus with this property is the large garden studio nestled in the heart of the garden; insulated and double-glazed, it is currently used as a creative space.

French doors welcome you back into your kitchen diner - perfect for sunlit breakfasts and relaxed dinners. The kitchen benefits long stretches of worktop and a sink under the window. There is also a large cellar area.

Upstairs the double bedroom overlooks the garden, and sits next to a family bathroom with outsized sandy tiling, modern white suite and integrated mirror. The second double bedroom, currently used as a workspace, also overlooks the garden. The principal bedroom has bespoke wardrobes either side of the fireplace and twin sash windows to the front.

A friendly and quiet street with residential parking and, as a conservation zone, will always retain its charm. Living here, you're within walking distance of many schools rated 'Outstanding'. There is easy access to open space, with Jubilee Park and Hackney Marshes each a short stroll away; Stratford and the Olympic Park are also close by.

The Central line at Leyton is nearby, taking just 20 minutes to Liverpool Street. And just over half a mile from you is Leyton's fabulous food-filled Francis Road, with its independent shops and exciting places to explore. The legendary café Deeney's is on the High Road and your new favourite local, The Engineer, with its great food. A warm welcome awaits you in Leyton with this great family home.

Thornhill Road, Leyton, London, E10

DIMENSIONS

In The Owners Words...

"We have always enjoyed living in our lovely home, with its spacious and light-filled interior and its original features. Our large, purpose built studio offers us a creative work space to be inspired, and both the house and studio look out onto generous garden, which we love. Thornhill Road is a quiet, tree lined road with a friendly community of neighbours. The area has plenty of independent shops and cafes; our favourites include Yardarm, Marmelo Deli, and of course, Deeney's Cafe. We love walks in nature with our dog in Epping Forest or Hackney and Walthamstow Marshes. We are lucky to have the vibrancy of Stratford on our doorstep with the Olympic Park, the two V&A Museums, Sadler's Wells East and the Everyman Cinema, as well as great shops and easy transport links."

Dimensions:

Cellar
24'1 x 14'8 (7.34m x 4.47m)

Ground Floor WC

Reception Room One
13'9 x 10'9 (4.19m x 3.28m)

Reception Room Two
11'3 x 9'2 (3.43m x 2.79m)

Reception Room Three
7'7 x 5'8 (2.31m x 1.73m)

Kitchen/Diner
18'0 x 8'10 (5.49m x 2.69m)

Bedroom One
14'8 x 11'8 (4.47m x 3.35m)

Bedroom Two
11'8 x 9'3 (3.56m x 2.82m)

Bedroom Three
9'7 x 8'7 (2.92m x 2.62m)

First Floor Bathroom
5'7 x 4'5 (1.70m x 1.35m)

Rear Garden
approx 40' (approx 12.19m)

Garden Studio
15'7 x 11'9 (4.75m x 3.58m)

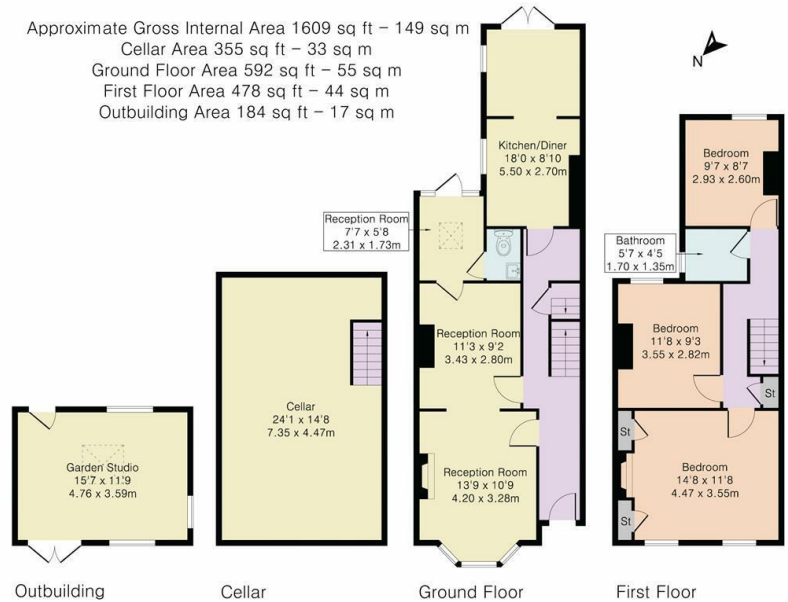
Additional Information:

Local Authority: London Borough Of Waltham Forest

Disclaimer:

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FLOORPLAN



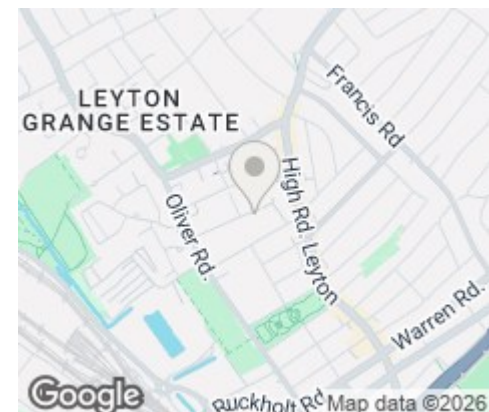
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION



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