



## GRANGE PARK ROAD, LEYTON

### Offers In Excess Of £875,000 Freehold

### 3 Bed House



#### Features:

- Three Bedrooms
- Double Garage
- Rarely Available
- Short walking distance to Jubilee Park
- Easy Access to Leyton Midland Road Station
- Large Garden

This seldom-seen three-bedroom home holds impressive potential in a prime Leyton location. Offering a double garage, expansive garden and well-balanced layout, it presents a fantastic opportunity to shape something truly special. The setting is just as appealing, with Leyton Midland Road station a short walk away, putting the wider city within easy reach. Jubilee Park is also close by, offering leafy open space, play areas and sports facilities. Whether you're looking to grow into a long-term home or seeking a property with scope to enhance, this one combines generous proportions with a location that continues to rise.

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#### IF YOU LIVED HERE...

Park with ease on the driveway and step into a home brimming with opportunity. The double garage sits just behind, well lit and spacious—ideal for more than storage, perhaps a gym, workshop or creative retreat, with access to the garden at the rear.

An internal porch opens to a broad hallway, with stairs to the cellar and access to the kitchen. The through reception room is full of charm and potential, with original details such as coving, picture rails and a handsome fireplace offering a strong base for modernisation. A front bay window draws in natural light, and the proportions make it easy to picture stylish lounging and dining areas with a renewed finish.

The kitchen enjoys garden views and a practical footprint, with ample cabinetry and space to dine. While functional as-is, there's exciting scope to reshape the layout—perhaps opening into the adjoining utility and reception rooms for a more contemporary, open-plan flow.

Beyond the kitchen, the outdoor space stretches to the rear—a private, leafy retreat framed by mature trees and thoughtful planting. A central lawn leads to winding paths and a paved terrace, ideal for alfresco meals. At the far end, fruit trees, flowering borders and a timber shed add natural charm.

Upstairs, three bedrooms offer restful outlooks and built-in wardrobes. The main bedroom also includes a shower area, which could be reworked into a smart ensuite. A spacious landing and family bathroom complete the layout.

The surrounding area combines a warm neighbourhood feel with easy access to green space, independent shops, and relaxed local favourites. Just a short walk from the doorstep, The Coach & Horses serves as a cosy local pub, while The Leyton Engineer offers a welcoming spot to unwind. Around the corner, the pedestrianised stretch of Francis Road is home to community favourites such as Marmelo Kitchen and Yardarm, perfect for long lunches, fresh coffee, or picking up a bottle of something interesting. Leafy escapes include nearby Leyton Jubilee Park, while Queen Elizabeth Olympic Park and Hackney Marshes are also within easy reach. Families will appreciate the proximity of well-regarded local schools, with both Dawlish and Riverley Primary Schools just over five minutes' stroll away.

#### WHAT ELSE?

Getting around is simple, with Leyton Midland Road station just over ten minutes away for Overground connections, and Leyton Underground station within easy reach for quick access to the Central line. A wide choice of bus routes also serves the area, linking you effortlessly to surrounding neighbourhoods including Walthamstow, Hackney, Stratford and beyond.



#### A WORD FROM THE OWNER...

"After 37 years of living here, I feel it's time to downsize. I love this house — its space and large garden, which, once you enter, can make you feel as though you're far away from the hustle and bustle of busy streets.

I've taken many walks along the nearby river — it's much more accessible than you might expect. I've also enjoyed exploring the Olympic Park, which is full of surprises, with new things like theatres and museums constantly opening.

I will be sad to leave the area."

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**Reception Room**  
25'9" x 10'7"

**Kitchen**  
22'6" x 8'10"

**Utility Room**  
21'2" x 6'9"

**Bathroom**  
6'6" x 5'11"

**Bedroom**  
15'8" x 8'10"



**Bedroom**  
11'6" x 10'5"

**Bedroom**  
15'10" x 11'6"

**Garden**  
98'5"

**Double Garage**  
34'3" x 16'2"

**Cellar**  
22'7" x 8'1"



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