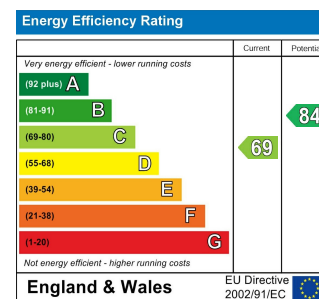
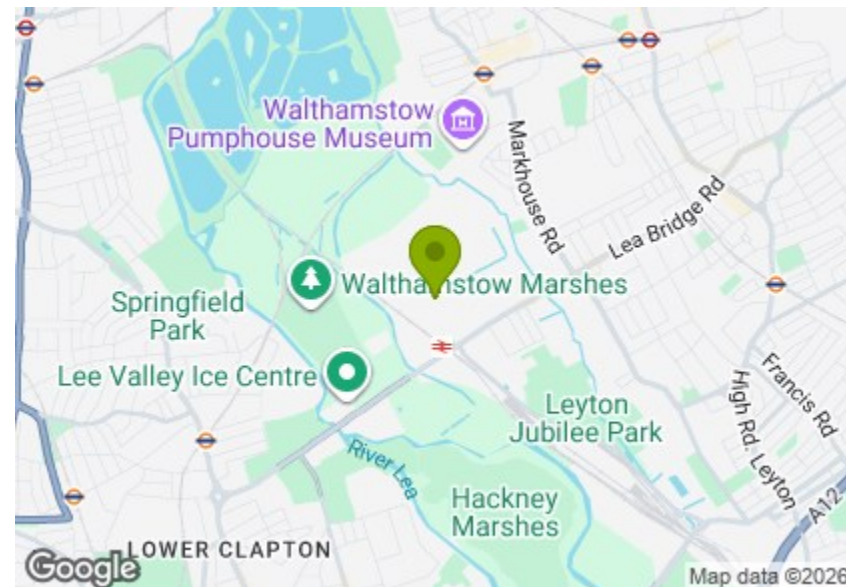




Total Area: 130.1 m<sup>2</sup> ... 1400 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Garden  
26.5 x 5.5

Shed  
5.4 x 2.4



## OVERTON ROAD, LEYTON

### Offers In Excess Of £800,000 Freehold 4 Bed House - Mid Terrace



#### Features:

- Terraced Family Home
- Beautifully Presented
- Four Bedrooms
- Two Bathrooms
- Full Width Rear Extension
- Stunning Rear Garden
- Summer House

Set on a quiet, tree-lined street, this beautifully presented, architecturally designed (MIM Studios) four-bedroom family home combines style and comfort across three floors. With a striking full-width rear extension, a converted loft, and around 1,400 sq ft of space, there's plenty of room to make it your own. The garden is a real highlight—thoughtfully landscaped with a flourishing vegetable patch and a summer house tucked at the end, it's both practical and a joy to spend time in.

Lea Bridge Station is just moments away, offering direct trains to Stratford in one direction—with easy access to the Elizabeth, Jubilee and Central lines, the DLR, London Overground, and Stratford International—and Tottenham Hale in the other, connecting you to the Victoria Line. Step outside and you'll find yourself in the middle of a neighbourhood full of energy: leafy parks, independent cafés, friendly pubs, and a growing creative scene that's shaping the area into one of East London's most exciting places to live.

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### IF YOU LIVED HERE...

This beautifully finished terraced family home is something of a TV star, having appeared on Key to a Fortune in 2024 as a shining example of how a tired 1930s house can be transformed with style and vision. Set in a sought-after pocket between Walthamstow and Lea Bridge Road, it's surrounded by greenery, offering the rare combination of peaceful surroundings with excellent transport connections.

Inside, the reception room is bright and welcoming, with dual-aspect light softened by crisp white plantation shutters. Honey-toned wooden flooring runs from the hallway into the reception, creating an easy sense of flow. At the rear, bespoke shelving and storage frame sliding pocket doors, which can be left open for a connected, open-plan feel or closed for privacy.

The kitchen is a real showpiece: skylights and full-width black-framed Crittall-style windows flood the space with natural light. Streamlined cabinetry in white and charcoal keeps the look crisp, with integrated appliances for practicality. A central island doubles as a breakfast bar under three pendant lights, while a utility room (accessible from both the kitchen and hallway) keeps laundry neatly tucked away. There's also a convenient downstairs WC.

Open the doors and you're straight onto a sandstone patio, perfect for outdoor dining. Beyond this, a small gate leads to a lawn edged with thriving planters. A stepping-stone path takes you to the rear, where a tended vegetable patch with raised beds meets a decked area and summer house—a garden designed to be lived in as much as looked at.

Upstairs on the first floor are two double bedrooms, a study, and a family bathroom. The principal bedroom is bright and restful, with a wide bay window. The study next door also benefits from a bay window—an ideal home office or nursery. The family bathroom combines wooden flooring with grey-green tiling for a modern, calming finish.

The loft conversion houses two further large bedrooms, each full of light from generous windows. They share a sleek shower room with chevron wall tiles and blue-grey accents, giving the space a spa-like edge.

### WHAT ELSE?

When it comes to green space, you've got plenty on the doorstep. Leyton Jubilee Park is great for open fields, a café stop or sports, while Hackney Marshes offers wilder walks, cycling and weekend football. Add in the Waterworks Centre, Walthamstow Marshes and the Lea Valley with its kayaking and trails — plus Epping Forest just down the road — and you're never short of fresh air or adventure



### A WORD FROM THE OWNERS...

"This house has been the perfect home for our family. We loved redesigning it for modern life and enjoy spending time in the big garden, where we grow lots of fruit and veg. We watch the sunset or the stars from the vast top bedroom window. The scale of the downstairs means we can entertain and throw big parties, and the kitchen is beautiful and bright all year round. We have fantastic, caring neighbours who look out for each other, and great cafés and vast green spaces on our doorstep. Half an hour to the city makes working life pretty easy. We are in love with this house and will be sad to leave but happy it can be enjoyed by someone new."

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**Reception Room**  
11'8" x 19'9"

**Kitchen / Diner**  
16'2" x 23'8"

**Hallway**  
5'1" x 25'5"

**WC**

**Bathroom**  
5'10" x 6'7"

**Bedroom**  
11'0" x 10'7"

**Bedroom**  
11'0" x 10'6"

**Study**  
7'7" x 5'9"

**Hallway**  
5'10" x 8'10"

**Bathroom**  
5'1" x 5'5"

**Bedroom**  
10'3" x 8'10"

**Bedroom**  
12'10" x 6'9"

**Shed**  
17'8" x 7'10"

**Garden**  
86'11" x 18'0"



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