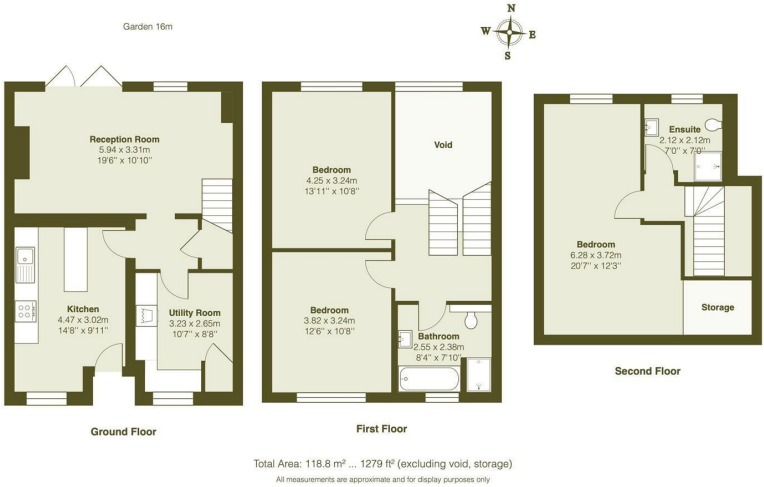




Kitchen
14'7" x 9'10"

Reception Room
19'5" x 10'10"

Utility Room
10'7" x 8'8"

Bedroom
13'11" x 10'7"

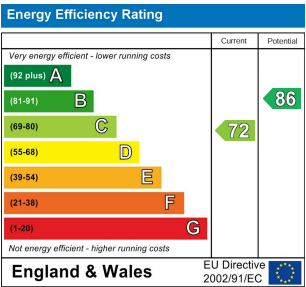
Bedroom
12'6" x 10'7"

Bathroom
8'4" x 7'9"

Bedroom
20'7" x 12'2"

Ensuite
6'11" x 6'11"

Garden
52'5"



ABBOTTS PARK ROAD, LEYTON

Offers In Excess Of £750,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Generous Double Bedrooms
- Views Over and Along Abbots Park
- Bright, Double-Height Living and Dining Space
- Large 16-Metre Rear Garden
- Separate Garden Studio
- Two Newly Refurbished Bathrooms
- Private Driveway with Off-Street Parking
- 1970s House Arranged Over Three Floors
- Five-Minute Walk to Leyton Midland Road Station

A beautifully presented three-bedroom 1970s house arranged over three floors, with generous proportions, a large garden and a special position overlooking Abbots Park. Nestled into a Victorian residential street, the house has views over and along the park, while Leyton's growing mix of independent shops, cafés and restaurants are within easy reach. There are three generously sized bedrooms, two bathrooms, a separate kitchen and utility room, and a bright, double-height living and dining space opening directly onto the garden. A separate garden studio adds further flexible space, while a private driveway provides the option for off-street parking. Leyton Midland Road station is just a five-minute walk away.

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IF YOU LIVED HERE...

The house sits within a predominantly Victorian residential street, with a cedar-clad frontage, good-sized front garden with mature trees and its own driveway providing off-street parking. The ground floor has a dedicated kitchen at the front, with stainless steel cabinetry and integrated appliances. Next to the kitchen is a utility room/home office, providing additional workspace and storage. At the rear, the house opens into a bright living and dining space, where a double-height section and generous glazing brings in lots of natural light. Wide glazed bi-fold doors open fully onto a decked patio, seamlessly connecting the living space with the garden. The planting beyond provides a green backdrop throughout the year. On the first floor are two generously sized bedrooms and the family bathroom. Both bedrooms have original wood floors and a calm, neutral finish, with leafy outlooks over Abbots Park to the front and the garden to the rear. The recently remodelled bathroom has a clean, considered finish, with a bath, separate wet-room-style shower and purpose-built storage integrated into the space. The third floor has the largest of the three bedrooms, with plenty of natural light and generous storage, as well as a separate, fully refurbished shower room with a tiled walk-in shower. To the rear, the large garden extends to around 16 metres, with decking

leading directly from the house and a considered mix of paving, shingle beds and mature planting. There is plenty of space for outdoor sitting and dining, surrounded by greenery. At the far end, a separate garden studio offers a flexible space for working from home, creative projects or a home gym. A greenhouse and generous storage shed are integrated into the garden, with cedar cladding tying the structures together.

WHAT ELSE?

- Francis Road is nearby, with a growing mix of independent places for food, coffee and shopping, including Yardarm, Marmelo, Pause Studio and Dreamhouse Records.
- Families are well served by a good choice of highly regarded local schools, including Ofsted Outstanding primary schools in the surrounding area, with several primary and secondary schools within easy walking distance.
- Leyton Midland Road station is just a five-minute walk away for Overground services, with Leyton Underground station also within easy reach for the Central line. For more green space, Leyton Jubilee Park is nearby, with Hollow Ponds and the southern edge of Epping Forest a little further on.



WORD FROM THE OWNER...

"We've really loved living here, especially being right on the corner of the park, with the long view down Leigh Road, lined with its lovely big trees. We're definitely going to miss our games of tennis in the park! New things pop up regularly on our doorstep — from the wine bars in the arches, to Chunk Ice Cream and Gravity Well Brewery, with Maynard Creative Quarter literally at the bottom of our road. There seems to be more and more places opening up all the time, and it's been lovely seeing the area grow while keeping its local feel. We've also been lucky to have such lovely neighbours. There's a really friendly feel, with people passing by and stopping to say hello, and it's still lovely and quiet at night. We'll miss sitting in the garden and eating outside, and watching the flocks of parakeets fly over the garden before settling in the park. Francis Road and Walthamstow Village are both just a short stroll away, and the commute into town has always been straightforward too. We've always loved how much space there is in the house and how light it feels, with south-east and north-west light coming through at different times of the day. There's plenty of storage too, and it's a really comfortable house to live in as it is, while still having lots of potential for whoever comes next. It's been a very happy home for us, and we're sad to leave."

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