



Reception Room
13'1" x 10'7"

Reception Room
11'6" x 11'4"

Kitchen
11'0" x 8'10"

Bedroom
14'1" x 13'1"

Bedroom
11'5" x 8'6"

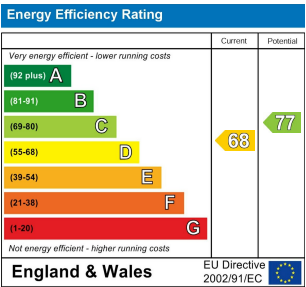
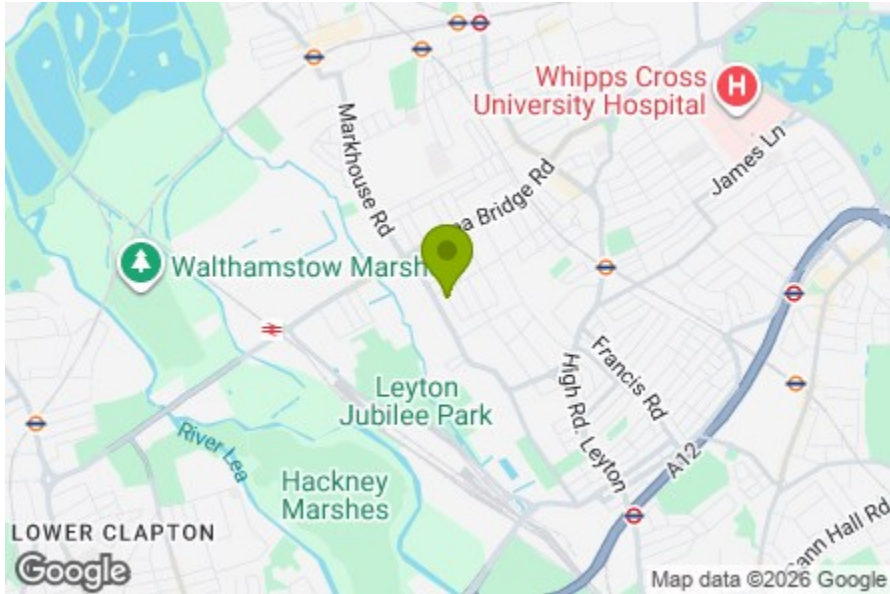
Bathroom
10'9" x 8'9"

Bedroom
16'10" x 14'2"

Bathroom
9'2" x 8'8"

Garden
52'5"

Cellar
21'10" x 5'5"



SUNNYSIDE ROAD, LEYTON
Offers In Excess Of £800,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Victorian Terrace House
- Arranged Over Three Floors
- Well Presented
- Secluded Rear Garden
- Chain Free
- Walking Distance to Lea Bridge Station
- Close to Hackney Marshes
- Great Catchment Area for Schools

Set on a peaceful residential street in Leyton, this well presented three bedroom Victorian terrace is arranged over three floors and offered chain free. Hackney Marshes, Lea Bridge Station and a good choice of local cafés, pubs and everyday amenities are all within easy reach, giving the address a lovely balance of neighbourhood life and straightforward connections.

REQUEST A VIEWING
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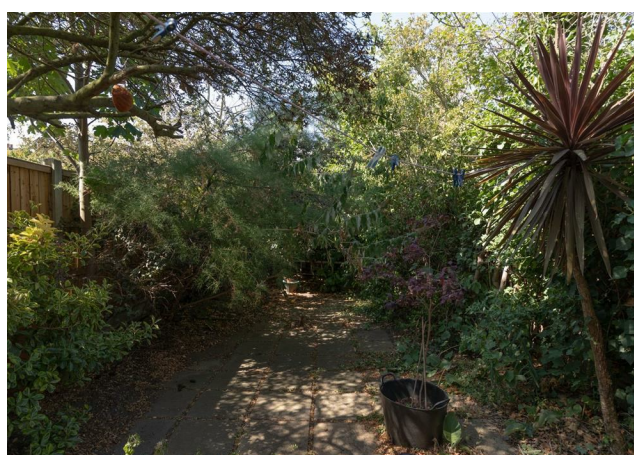
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IF YOU LIVED HERE...

The ground floor begins with two reception rooms, connected by internal doors and offering flexibility for relaxing, dining or entertaining. The front room is bay-fronted, while the second reception sits beyond, leading through to the separate kitchen at the rear. From here, a door opens directly onto the secluded garden, creating an easy route outdoors. Stairs also lead down to a useful cellar, providing valuable additional storage.

On the first floor, there are two bedrooms alongside a notably spacious family bathroom, complete with both a bath and separate shower. The front bedroom is the larger of the two, while the second sits quietly towards the side of the house.

The top floor provides another bedroom which stretches across much of the width of the property and includes access to eaves storage and an ensuite bathroom. Together, these upper rooms offer plenty of flexibility for family life, overnight guests or working from home, while keeping sleeping and living spaces

comfortably separate across the house for day-to-day family life.

WHAT ELSE?

- Lea Bridge Station is within walking distance, with direct services to Stratford and Tottenham Hale for onward connections across London.

- Hackney Marshes, the River Lea and the Lee Valley walking and cycling routes provide generous stretches of open space close to home.

- Local favourites including Gravity Well Taproom, Burnt Smokehouse and the Princess of Wales are all within easy reach, alongside Leyton's independent shops and cafés.



WORD FROM THE OWNER...

"I've loved this house. When I converted the loft I added a generous extra bedroom and bathroom. It's full of original features and charm, and the long west-facing garden gets the sun all afternoon, with plenty of room for a studio or garden room at the end. I always meant to extend the ground floor too. Planning was approved back in 2015, so there's a proven route for the next owner to add real space.

And one thing no other house on the street can claim: in February 2014, the artist Prince played a secret gig in the front room!"

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