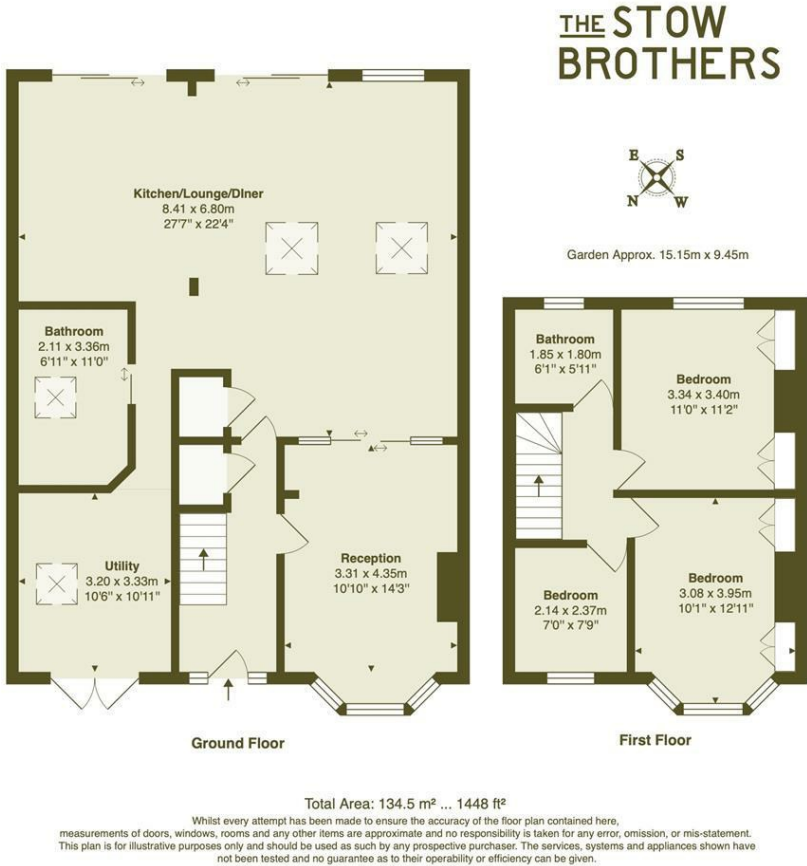




MATLOCK ROAD, LEYTON
Offers In Excess Of £950,000 Freehold
3 Bed House

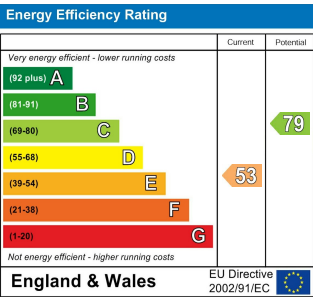


Features:

- Three Bedrooms
- Semi Detached House
- Beautifully Presented Throughout
- Large Extended Kitchen Diner
- Two Bathrooms & Utility Room
- Wide & Spacious Rear Garden
- Original Features
- Plunge Pool
- Walking Distance to Hollow Ponds
- Quiet Residential Location

A beautifully presented three bedroom semi-detached home in a quiet Leyton setting, where original character meets a wonderfully individual contemporary finish. The generous extended kitchen, lounge and dining space opens straight onto a broad rear garden, complete with its own plunge pool, while Hollow Ponds and the independent favourites of Francis Road are within easy reach.

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IF YOU LIVED HERE...

There's a lovely sense of personality from the moment you step inside. At the front, the separate reception is brightened by a broad bay window, with warm timber flooring, soft neutral walls and flashes of colour creating a relaxed family living room. Continue through the hallway and the house opens up dramatically at the rear, where the extended kitchen, lounge and dining space stretches across the full width of the home. Rooflights and generous glazed doors draw in plenty of daylight, while exposed beams, pale flooring and timber detailing bring warmth to the clean contemporary finish.

The kitchen itself is arranged around a substantial island, with plenty of room alongside for a large dining table and a separate seating area overlooking the garden. There's a natural connection between indoors and out, with wide doors opening onto the patio and the particularly generous garden beyond. Mature planting and lawn give it a wonderfully green backdrop, while the plunge pool adds something rather special. Also on the ground floor, you'll find a large utility room with its own external doors, plus a stylish bathroom with freestanding bath and beautifully textured tiling.

Upstairs, three bedrooms sit around the landing alongside a second bathroom. The two larger bedrooms both feature built-in storage, with the front room also enjoying the bay window, while the third has been given real character as a creative workspace, with timber detailing and open shelving. Throughout, the balance of original features, natural materials and thoughtful design choices makes this a home that feels distinctive without ever feeling overdone.

WHAT ELSE?

- Hollow Ponds and the wider green spaces of Epping Forest are close by, offering acres of woodland, water and open space to escape into.
- Francis Road is within easy reach for an excellent collection of independent neighbourhood favourites, including Yardarm and Dreamhouse Records, alongside cafés, restaurants and small shops.
- Leyton Midland Road provides Overground connections, while Leyton Underground station offers Central line services towards the City and central London.



A WORD FROM THE OWNER...

"I don't know how one can trump the neighbours of this house, they've become friends for life. Such a kind, welcoming community. Great schools nearby and the great eateries of Leyton Midland arches and amazing local pubs like The Raglan and William 4th a short walk away. Despite being a little further from Walthamstow station than we'd planned, it's turned out to be the best location. We built this house with love and forethought of how it would suit a family, from the utility space great for prams and bikes or elderly relatives not navigating stairs. It's so spacious downstairs and a loft conversion would have been next on the list if we'd wanted more bedrooms. It's the perfect house for entertaining with the huge lounges and dining space leading into the patio and pool area. The trees in the garden give the most amazing pears, you'll have to keep up the street spirit and share them (there's plenty to go around). Jogging around Hollow Ponds and using the gym at the end of the road has been a real ease of exercise for someone who's more reluctant unless it's on my doorstep. Saying that, we've also put electric, water and waste pipes up to the end of the garden as we'd planned on a gym/ studio in the future, so perhaps you'll build your own gym or workspace."

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Reception
10'10" x 14'3"

Kitchen/Lounge/Diner
27'7" x 22'3"

Bathroom
6'11" x 11'0"

Utility
10'5" x 10'11"

Bedroom
7'0" x 7'9"

Bedroom
10'1" x 12'11"

Bedroom
10'11" x 11'1"

Bathroom
6'0" x 5'10"

Garden
49'8" x 31'0"

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