



- Kitchen/Reception Room
28'4" x 15'5"
- WC
- Utility Room
- Bedroom
11'1" x 10'7"
- Bedroom
13'1" x 9'6"
- Bedroom
13'5" x 12'0"
- Bathroom
7'5" x 6'6"
- Garden
approx. 29'6" x 19'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



FULREADY ROAD, LEYTON

Offers In Excess Of £795,000 Freehold 3 Bed House - Detached



Features:

- Architect Designed Home
- New Build
- Three Bedrooms
- Private Garden
- Private Driveway plus EV Charger and Bike Store
- Shou Sugi Ban/Charred Timber Cladding to Upper Parts
- Micro Cement to Floors and Walls in Bathrooms
- Walnut Doors to Interior
- Situated on Quiet Residential Street
- Close to Hollow Ponds

A beautifully designed three-bedroom new build home on a quiet residential street in Leyton, with Hollow Ponds, local green spaces and neighbourhood amenities close by. Thoughtfully finished inside and out, it brings together bold architectural details, a private garden and practical extras including a driveway, EV charger and bike store.

REQUEST A VIEWING
0203 325 7227

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

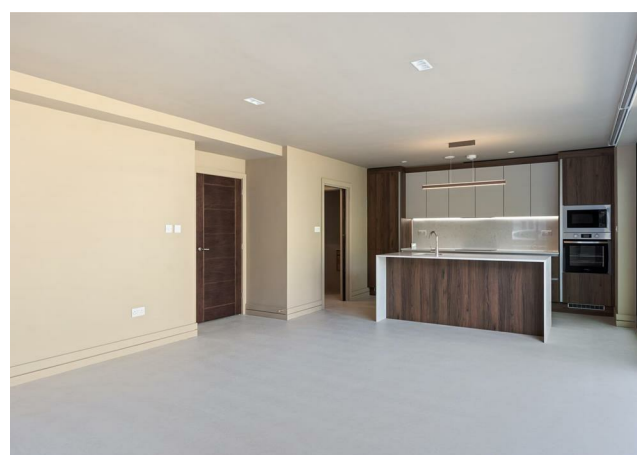
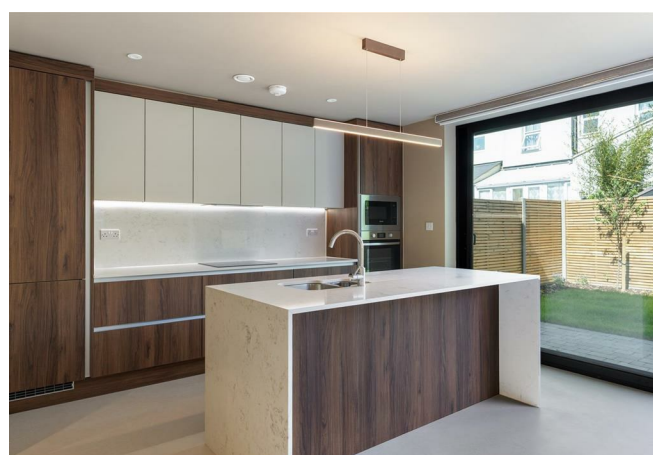
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

The ground floor is centred around a generous kitchen and reception room, measuring over 28 feet in length, with wide glazing opening directly onto the private garden. The layout gives you plenty of space for cooking, dining and relaxing, while the kitchen island creates a natural gathering point. Walnut interior doors add warmth throughout, while the considered finishes give the home a calm, contemporary feel.

The bathrooms continue the same refined approach, with micro cement to the floors and walls for a sleek, seamless look. Upstairs, there are three bedrooms, with the largest set to the rear, a second double to the front, and a third room that would work well as a bedroom, nursery or home office.

Outside, the private garden measures approximately 9m x 6m, giving you a lovely amount of usable outdoor space. To the front, the home makes an immediate impression with its Shou Sugi Ban style charred timber cladding to the upper parts, while the private driveway, EV charger and bike store make day-to-day life that bit easier.

WHAT ELSE?

- Hollow Ponds is close by for peaceful walks, open green space and time outdoors.
- Leyton Midland Road and Leytonstone High Road are both within easy reach, along with local shops, cafés and everyday amenities.
- The area has a strong residential feel, with good access to Leyton, Leytonstone and the wider green spaces of Wanstead Flats and Epping Forest.



A WORD FROM THE EXPERT....

"This patch of Leyton has a delightful mix of quiet streets lined with Victorian homes, along with the delightful open spaces of Hollow Pond, the southern end of Epping Forest, with Wanstead Flats in easy reach too. The pedestrianised Francis Road is a 10-minute bike ride away, where Saturday mornings go from morning coffee to afternoon drinks outside one of the numerous foodie outlets. This modern, architect designed home sits close to the border between E17 and E10, and as such you can be in Walthamstow Village for a wander and browse in the morning, followed by a trip to the Olympic Park for something completely different in the afternoon.

The modern three bedroom home is architect designed and has charred timber cladding to a section of the upper parts, a private driveway with EV charging point, a bike store, micro-cement to the walls and ceilings, and a spacious kitchen/living room set aside a wide bank of glazed sliding doors to your private garden. The delightful home is set in a very desirable pocket of Leyton and is ready for the first owners to put their stamp on it."

MARCUS GORDON
HEAD OF NEW HOMES

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