

Garden - approx. 4.8m x 10.5m



Ground Floor

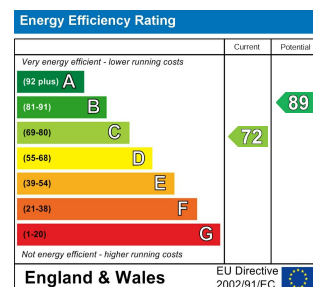
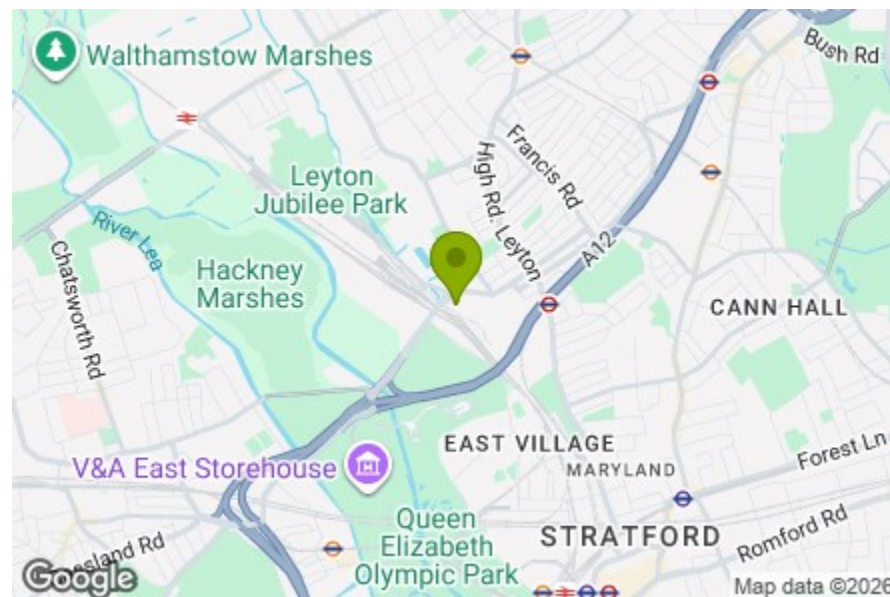
First Floor

Total Area: 79.8 m² ... 859 ft²

All measurements are approximate and for display purposes only



- Reception Room
15'7" x 11'6"
- Reception Room
12'7" x 9'10"
- Kitchen
7'3" x 8'3"
- Downstairs WC/Utility
- Bathroom
7'2" x 7'5"
- Bedroom
10'2" x 8'10"
- Bedroom
9'5" x 12'5"
- Bedroom
5'8" x 11'5"
- Garden
approx 15'8" x 34'5"



RUCKHOLT CLOSE, LEYTON

Offers In Excess Of £675,000 Freehold 3 Bed House



Features:

- Three Bedrooms
- Victorian House
- Well Presented
- Secluded Rear Garden
- First Floor Bathroom
- Near Leyton Station

A well presented three bedroom Victorian house on a quiet Leyton turning, with a secluded rear garden and Leyton Station within easy reach for straightforward Central line connections into town. You're also well placed for the everyday pull of Leyton High Road, the independent spots along Francis Road, and green space including Coronation Gardens and Queen Elizabeth Olympic Park.

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

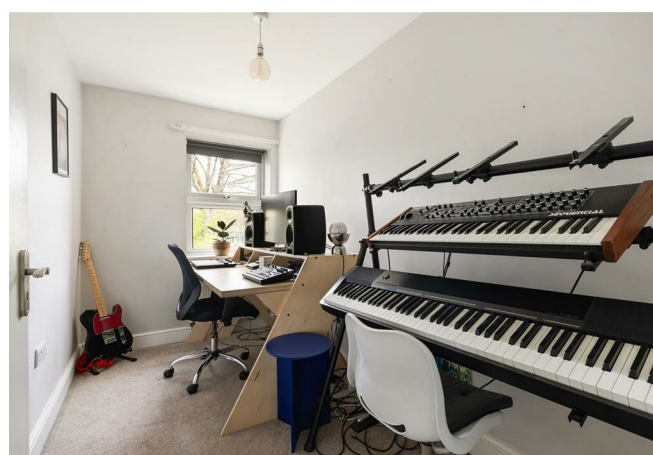
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0203 325 7227

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0203 325 7228

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IF YOU LIVED HERE..

You'd step into a bright front reception with pale timber flooring underfoot and a calm, neutral finish that lets the proportions of the room speak for themselves. It feels warm and easy to settle into, with the second reception set just behind, creating a natural break between sitting and dining space. The rear room has a lovely softness to it thanks to the warm wall colour and garden-facing window, so it works beautifully for everyday meals, working from home or having people over.

The kitchen sits to the rear in a neat galley arrangement, with shaker-style cabinetry, timber worktops and glazed doors opening out to the garden. It is a practical, well considered space, and the adjoining ground floor WC and utility area adds a useful extra layer for day-to-day life. Outside, the rear garden feels nicely tucked away, with a patio nearest the house, a lawn through the centre and established planting softening the edges, giving it a properly secluded feel.

Upstairs, all three bedrooms are arranged off the first floor landing, along with the family bathroom. The principal bedroom spans the full width to the front

and feels especially generous, while the second double looks out over the garden. The third bedroom is smaller in scale, but still useful as a child's room, study or guest room. The bathroom is also on this floor, finished in a classic style with a full bath and overhead shower, keeping the layout simple and sensible.

WHAT ELSE?

Leyton Station is close by for Central line links into the City, the West End and beyond, making the daily journey an easy one.

Francis Road is within easy reach and remains one of Leyton's best loved neighbourhood stretches, known for its independent cafés, small shops and easy local feel. Marmelo and Yardarm are two long-standing favourites nearby.

For green space, Coronation Gardens is close at hand, while Hackney Marshes and Queen Elizabeth Olympic Park are also both easy to get to when you want a longer walk or more room to roam.



A WORD FROM THE OWNER...

"This has been our first proper home, where we've shared many firsts together and have loved having friends over for dinners and parties. We built the patio and the garden and have enjoyed spending time decorating and making the house a home. All the neighbours in our row of houses are friendly and look out for each other. We'll miss most being on the border of the Olympic Park, Hackney Wick and Homerton, as it has allowed us to enjoy vast green spaces and have live sporting and cultural events on our doorstep. We've often thought about getting a dog just to walk because of all the green space around us! It's a short walk to the High Road for fantastic pubs, and to the retail park with all conveniences. It's been a perfect home and has given us many happy years."

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