

## MELBOURNE ROAD, LEYTON

### Offers In Excess Of £750,000 Freehold 3 Bed House



#### Features:

- Three Bedrooms
- Victorian Terraced
- First Floor Bathroom
- Original Features
- Beautiful Rear Garden
- Close Proximity to Leyton Midland Road

If you're looking for a home that's as ready as you are, this handsome three-bedroom Victorian house delivers space, style and substance. With 1,136 sq ft of well-considered living space, it blends original period details with smart modern upgrades — and it all opens out to a glorious 34ft private garden at the back. Both Leyton Midland Road (Suffragette line) and Walthamstow (Victoria Line) Stations give you easy access to the city. Add in a growing crop of independent cafés, pubs and shops nearby, and you've got a home that puts lifestyle front and centre.

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#### IF YOU LIVED HERE...

Tucked behind a neatly clipped privacy hedge and brick wall, this handsome Victorian home makes a strong first impression before you've even reached the door.

Step inside and you're welcomed straight into a generous double reception room – bright, calm, and full of character. At the front, a large bay window drinks in the morning light thanks to the east-facing aspect, while stripped wood flooring runs throughout, adding warmth underfoot and a high-end wood burner offers a cosy focal point for quieter evenings. Pristine white decor and double-glazed sash windows come together to create a space that's both elegant and easy to live in. A side door gives handy access to the garden via the return.

The kitchen-diner at the rear is a real highlight. Fitted with classic white cabinetry and warm wooden worktops, it's a space that feels both functional and welcoming. Integrated appliances keep things streamlined, while dual-aspect windows and a pair of pendant lights over the breakfast bar ensure it's always light-filled, day or night. A glazed door opens directly onto the garden, blurring the line between indoors and out.

Step outside and you'll find a southwest-facing garden that's a real suntrap. The tiled patio area, just off the kitchen, makes an ideal spot for lazy brunches or summer evening dinners. Beyond that, there's a well-tended lawn bordered by mature beds and framed by smart wooden fencing, with slate chippings at the far end for a low-maintenance finish.

Upstairs, you'll find soft carpeting throughout and three proper double bedrooms – all finished in bright white tones, ready for you to add your own style. The principal bedroom spans the width of the house and features another glorious bay window, echoing the light and elegance of the downstairs reception.

The bathroom is sleek and simple, with a full white suite and a bath/shower combo. There's also a separate WC – a practical extra that makes everyday living easier.

Thoughtfully updated but true to its Victorian roots, this is a home that balances character, comfort, and flexibility – ready to move into and make your own.

#### WHAT ELSE?

- You're just a 15-minute stroll to Leyton Midland station, where the Suffragette line takes you to Blackhorse Road tube, (Victoria line) in just 5 mins.
- Around twenty minutes away on foot is Francis Road, a much-loved pedestrianised street with artisan coffee shops, natural wine bars, bakeries, and bookshops nestled among plant stores and creative studios.
- For time outdoors, Leyton Jubilee Park is under twenty minutes away, offering wide open fields, play areas, and nature zones for a refreshing change of pace.



#### A WORD FROM THE OWNERS...

"We've loved living in this home with our two girls over the past seven years. We've made several improvements, including creating a through lounge-diner, installing a kitchen breakfast bar, adding vibrant garden planting, and restoring the original floorboards on the ground floor. Our south-west facing garden is perfect for entertaining in summer and spending long summer evenings outdoors.

Melbourne Road has a real sense of community, and we have some great neighbours who've lived here for many years. Just around the corner, Midland Road arches have blossomed into a hub of independent bars and eateries, with critically acclaimed smokehouse 'Burnt' being a standout. Swirl is an excellent local wine bar, and Gnarly Vines is our go-to local wine shop and deli. We are also lucky to have two well-kept parks close by.

Creatively vibrant and connected, we're equal walking distance between the Victoria line at Walthamstow and the Central line at Leyton. Plus, the 55 and 56 buses stop at the end of the road and offer direct routes into Dalston, Shoreditch, and the city."

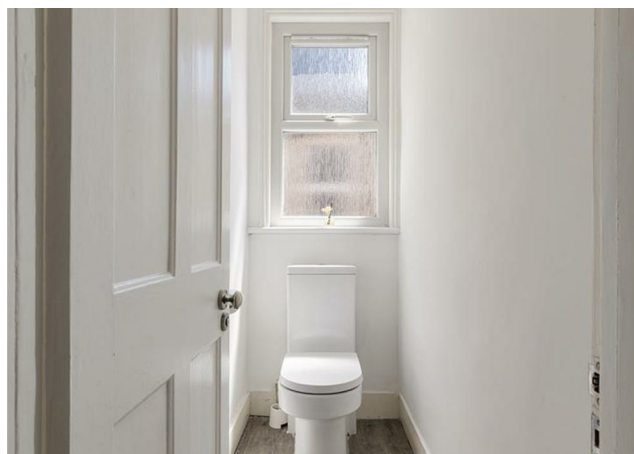
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**Reception Room**

10'11" x 24'7"

**Kitchen / Diner**

9'9" x 24'6"

**WC**

6'8" x 2'10"

**Bathroom**

6'8" x 7'0"

**Bedroom**

14'7" x 12'11"

**Bedroom**

9'10" x 11'4"

**Bedroom**

9'1" x 11'1"

**Garden**

15'6" x 34'11"



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