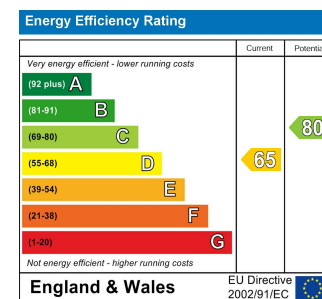
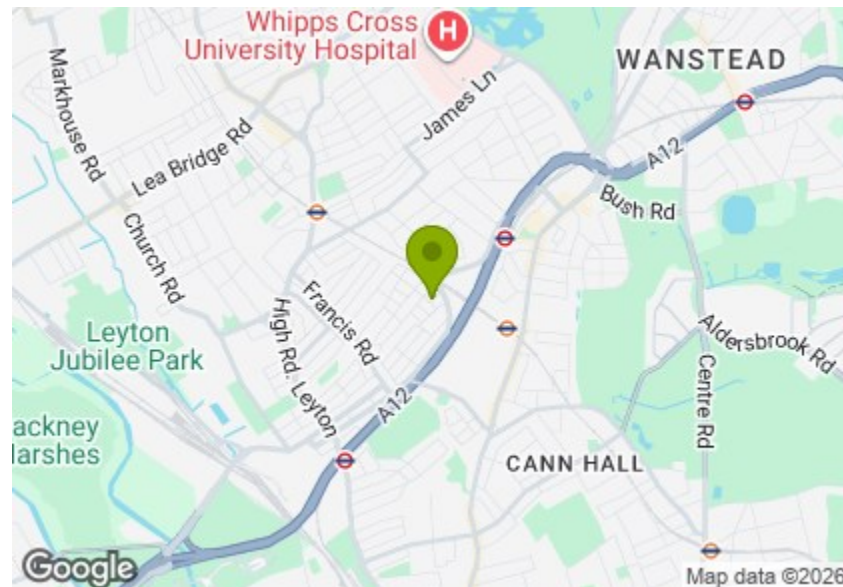




Total Area (Excluding Eaves Storage & Basement): 140.1 m² ... 1508 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



HAMPTON ROAD, LEYTONSTONE

Offers In Excess Of £1,050,000 Freehold

4 Bed House - Mid Terrace



Features:

- Victorian Freehold House
- Four Double Bedrooms
- Two Bathrooms + Downstairs WC
- Architecturally Extended Kitchen-Diner
- Close to Leytonstone Central Line Station
- Double Bay Window + Victorian Fireplace
- Beautifully Presented
- Fantastic Choice of Pubs & Cafes nearby
- Easy Access to Francis Road

This masterfully redeveloped four double bedroom home enjoys a fantastic location between Leyton and Leytonstone, just moments from the buzz of Francis Road, yet set within a peaceful residential street surrounded by greenery.

Highlights include a bright and spacious double reception, a beautifully extended kitchen/diner, a ground floor WC, a first-floor bathroom and a loft conversion with ensuite. Outside, there's a secluded private garden.

For transport, Leytonstone station is just a nine-minute walk away for the Central line, but you'll want to stick around as much as possible given how fantastic the local amenities are.

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IF YOU LIVED HERE...

Beyond the handsome brick frontage, your double reception is filled with natural light, thanks to the large bay window at the front and the open access through to the kitchen-diner at the rear. A striking fireplace, ornate beading and a ceiling rose provide a charming nod to the property's period roots, while modern updates like underfloor heating, custom cabinetry and bespoke shutters give practicality too.

At the rear, the dine-in kitchen is a stunningly designed space, where blush tones contrast subtly with whitewashed exposed brickwork. A central island takes pride of place, complemented by high spec appliances, including a double cooker, while skylights and wraparound doors flood the room with light.

Outside, the landscaped garden is both low-maintenance and gorgeous, with a charming brick patio overlooked by a mature blossom tree.

Upstairs, three well-proportioned bedrooms continue the home's considered design, while the family bathroom is sleek and modern. In the loft, you'll find another superbly designed bedroom, along with another stylish bathroom featuring a clawfoot tub and walk-in shower. Don't forget you have a ground floor WC too.

Just a few minutes from your front door, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book

shop Phlox.

Closer to home, you've got some great bars around the Grove Green Road, including the Filly Brook, Heathcote & Star and the Northcote Arms. Head north towards Leytonstone High Road for even more great options like FORNO, Homies on Donkeys, Mum Likes Thai Food, and Panda dim sum. You really are in the heart of the action here.

Head south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, UAL and V&A.

WHAT ELSE?

- Leytonstone tube station is around nine minutes on foot to get you into central London via the Central Line. Or hop on to the Suffragette Overground at Leytonstone High Road for the Gospel Oak to Barking line, a short 11 minute walk away.

- There's plenty of greenery too... To the south, Bushwood is renowned for its wide tree-lined streets of grand Victorian and Edwardian homes, leading the way to the Wanstead Flats. You've also got Hollow Ponds nearby, at the tip of Epping Forest.

- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area. This is one of the main reason why the area is so popular.



A WORD FROM THE OWNER...

"We have absolutely loved living here.

Being close to both the Tube station and a great selection of coffee shops, restaurants, bars and pubs with a real sense of community made us feel at home very quickly in Leytonstone. We will miss spending weekends at the Kerb Food Market on Francis Road where our toddler is able to roam, and "help" out behind the scenes in Tamping Grounds, and walking the dog on Wanstead Flats before heading around the corner for an incredible roast at the Heathcote.

Award winning local architects, Nelson Wright, helped us create a really special space on the ground floor of the house. The kitchen provides true indoor / outdoor living in summer, making it perfect for entertaining and we have really enjoyed hosting friends and family here.

It truly is bitter sweet saying goodbye to our home. We hope the next owners will be just as happy as we have been."

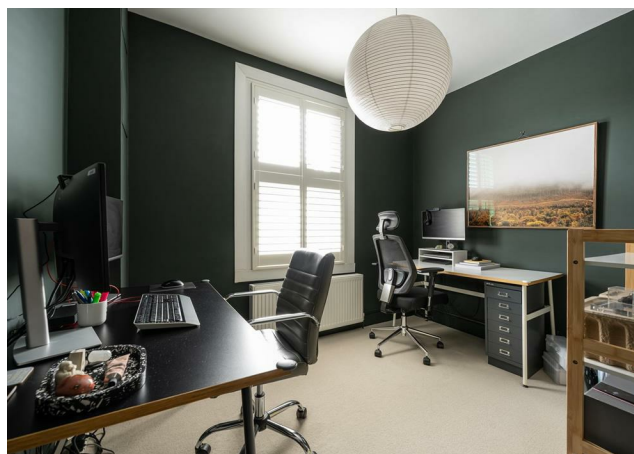
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Reception
11'2" x 13'5"

Reception
9'4" x 10'9"

WC

Kitchen/ Diner
13'11" x 22'0"

Bedroom
15'1" x 13'5"

Bedroom
9'6" x 10'11"



Bedroom
10'7" x 11'3"

Bathroom

Bedroom
13'5" x 16'11"

Bathroom
10'4" x 8'8"

Garden
20'2" x 15'5"

Basement
4'0" x 21'7"



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