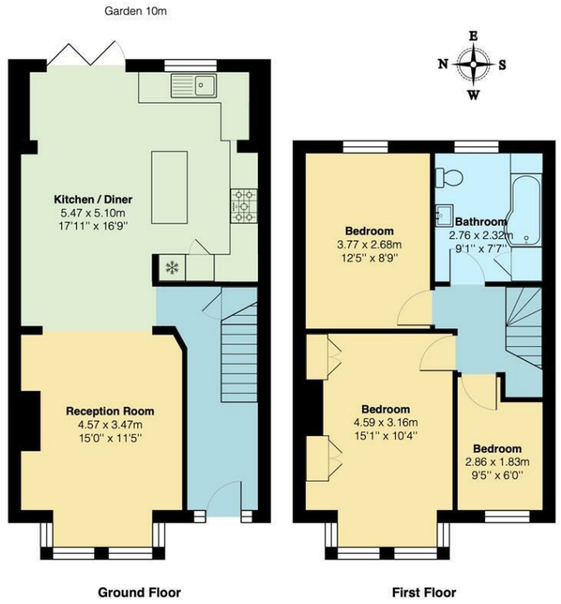
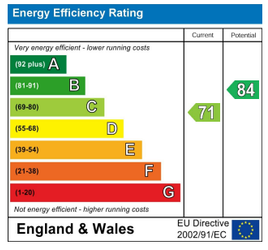


Total Area: 90.1 m² ... 970 ft²

All measurements are approximate and for display purposes only





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PETERBOROUGH ROAD, LEYTON

Offers In Excess Of £750,000 Freehold

3 Bed House

Features:

- Three Bedrooms
- Victorian House
- Well Presented
- Kitchen Diner
- Short Walk to Walthamstow Village
- Immaculate Rear Garden

A beautifully presented three-bedroom Victorian house, set within a short walk of Walthamstow Village and offering a strong balance of classic proportions, considered finish and generous living space. The kitchen/diner gives the ground floor a sociable centre, opening naturally onto a gorgeous rear garden with a thoughtful sense of arrangement. With three bedrooms, a confident layout and a polished feel throughout, this is a home that brings together Victorian scale, everyday comfort and a sought-after position close to one of the area's most distinctive neighbourhood pockets.

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IF YOU LIVED HERE...

A handsome red-brick frontage sets a welcoming tone, with crisp white detailing, a soft green front door and a tiled pathway adding character on approach. Inside, patterned floor tiles continue through the hallway, where the staircase rises to one side and the length of the hall draws you naturally into the living spaces beyond.

A spacious reception room has an instantly welcoming feel, with a broad bay window, shutters and warm wood flooring creating a comfortable place to unwind. Built-in shelving and cabinetry frame the chimney breast, while the wood-burning stove forms an elegant centrepiece. From here, the ground floor flows into a wonderfully expansive kitchen/dining room, where dark cabinetry, wood worktops, tiled splashbacks and a central island bring a confident, characterful finish. Bifold doors invite in lovely natural light and open straight out to the garden, enhancing the sense of connection between indoors and out.

Beyond, the rear garden feels beautifully inviting, with a raised deck made for lounging in the sun and a lush lawn softened by leafy planting and seasonal colour, creating a tranquil setting for warmer days.

Upstairs, the main bedroom makes a striking impression with white painted floorboards, a broad shuttered bay window, built-in wardrobes and a decorative fireplace. Two further bedrooms offer soft, restful finishes, one with neutral tones and generous light, the other with blush-toned walls and shutters. A smartly finished bathroom completes the first floor, with deep grey tiling and a bath with overhead shower.

Walthamstow Village brings real appeal close by, with independent boutiques and established favourites including Bern's & the Beans, known for coffee and brunch, and The Castle, a traditional pub with a strong food and local ale offering. Nearby God's Own Junkyard adds a memorable cultural landmark, filling its warehouse setting with neon artwork, salvaged signs and retro displays, with food trucks adding to the draw. For open space, Hollow Pond and Epping Forest offer a much larger landscape of woodland trails, boating water and greenery, while local schooling is another key attraction, with Barclay Primary School rated Outstanding by Ofsted and seven minutes away on foot.

WHAT ELSE?

For transport, Wood Street Station is a 15-minute walk, providing Overground services towards Liverpool Street via Walthamstow Central and Hackney Downs. Leyton Midland Road Station is a 17-minute walk, adding further Overground connections across east and north London. Together, they provide excellent rail links while keeping the home well connected.



A WORD FROM THE EXPERT....

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy.
The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be".

JOSEPH EARNSHAW
E10 BRANCH MANAGER

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Reception Room
14'11" x 11'4"

Kitchen/ Diner
17'11" x 16'8"

Bedroom
15'0" x 10'4"

Bedroom
9'4" x 6'0"

Bedroom
12'4" x 8'9"

Bathroom
9'0" x 7'7"

Garden
32'9"





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