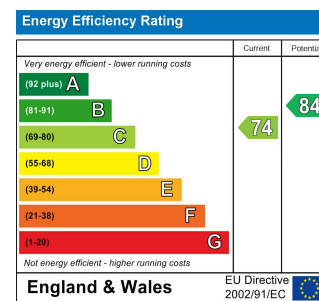




Total Area (Excluding Eaves Storage): 124.0 m² ... 1335 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



LIVERPOOL ROAD, LEYTON

Offers In Excess Of £825,000 Freehold 4 Bed House



Features:

- Four Bedroom House
- Loft Conversion
- Barclay Estate Location
- Conservatory
- Kitchen/Diner
- Two Bathrooms
- Ground Floor WC
- Large Rear Garden
- Walking distance to Leytonstone and Walthamstow Central tube

An impressive, spacious, four bedroom Edwardian family home, with two full size bathrooms and a ground floor WC. Your exceptional spaces have been enhanced further by a smart loft conversion, conservatory and large South facing rear garden.

Your closest station is Wood Street, where you'll find direct Overground services to Walthamstow Central in two minutes, Hackney Downs in eleven minutes and Liverpool Street in twenty minutes.

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E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

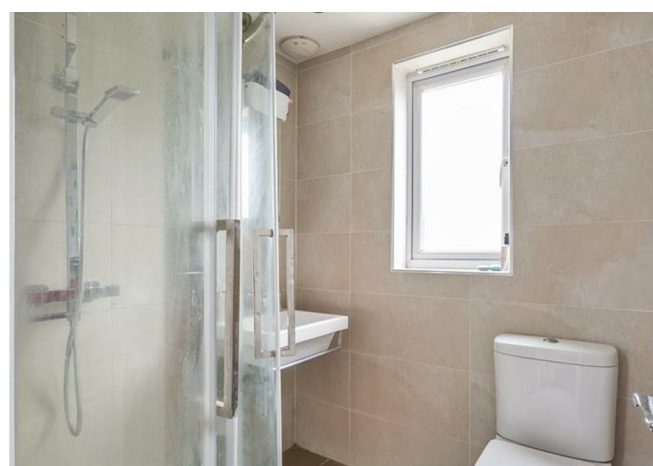
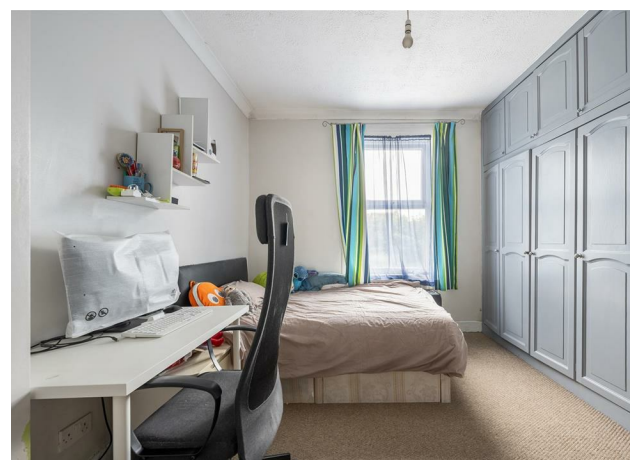
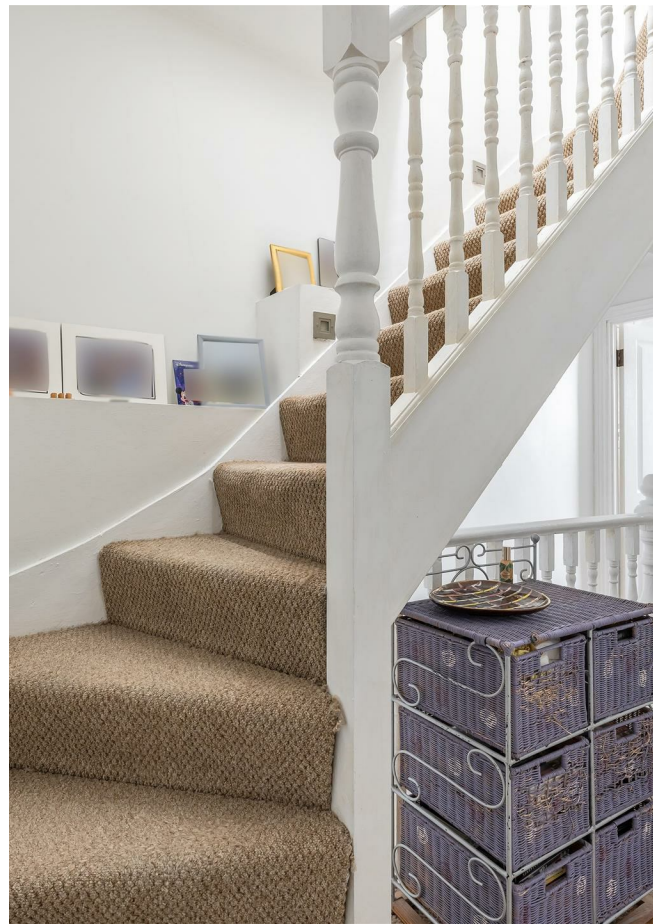
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IF YOU LIVED HERE...

Lovingly restored original floorboards span your elegant reception room. Looking up you'll see the original ceiling rose and cornicing, and a graceful fireplace takes centre stage. Light pours in from the bay window at the front, flowing through concertina doors into your sophisticated, spectacular kitchen. In here, large glossy floor tiles give way to smoky grey cabinets and stainless steel splashbacks, while a bright patio door leads you into the conservatory.

This warm sunny space also has a handy powder blue cloakroom, a recessed utility area and direct access to your South East facing garden. Out in the garden you'll find an alfresco dining area, plenty of flower beds and a raised patio to the rear. Heading back inside and upstairs, you'll arrive in your principal double bedroom. Another bay window lights up the space and custom made wardrobes run down one entire wall. There's more purpose built storage through in your second double sleeper and in your third bedroom you'll find the same soft carpet underfoot as you did in the first two bedrooms.

Across the landing there's your contemporary bathroom, with smoky grey tilework and decorative mosaic trim. You also have a heated chrome towel rail and shower over the tub. Taking the stairs up into your converted loft, you'll find another modern bathroom with a stroll in rainfall shower. Your fourth loft bedroom is an enormous, bright affair with a large window and huge skylight overhead. There's more of that soft oatmeal carpet and some handsome custom made wardrobes. As a final practical

design feature, there's plenty of extra storage space in the eaves.

The much loved, historic boating lake at Hollow Ponds, is just a ten minute stroll from your door. Hire a row boat and explore the waterways in the company of friendly ducks. There's plenty more to do down there if you wish to explore further too. Follow the path round the lake to the 1950s style Lakeside Diner, or walk a little further over to Leyton Flats and visit the swans on Eagle Pond. Leyton Leisure Centre is also only a ten minute walk away, where you'll find a large swimming pool with an aqua flume, a soft play area, a large modern gym, sauna and steam room.

WHAT ELSE?

- Parents will be delighted to learn that there are twenty one primary and secondary schools within a mile of your home, which have been rated as 'Outstanding' or 'Good' by Ofsted, including the 'Outstanding' Barclay Primary is just a third of a mile around the corner.
- The whole family will enjoy a trip to authentic, independent, family run pizza restaurant, Uffizzi, on nearby Lea Bridge Road. This venue also has a music licence, making it a great place to hire for private parties too.
- Your new local will be the Lord Raglan on Shernhall Street. Only a five minute stroll from your door, this family friendly gastropub runs regular live music and quiz nights.



A WORD FROM THE OWNER...

"We have been at this property for over 20 years. We are very sad to leave this property, however our children have left home and the house is too big for us.

We have very friendly and helpful neighbours.

Lots of amenities nearby such as parks, restaurants as well underground/overground stations.

Liverpool Road is a beautiful tree lined road within the Barclay estate. "

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Reception
14'0" x 14'9"

Kitchen/Diner
16'11" x 12'8"

Conservatory
13'3" x 9'2"

Storage

Bedroom
6'2" x 8'4"

Bedroom
11'1" x 14'9"

Bedroom
11'5" x 12'8"

Bathroom
5'0" x 5'7"

Bedroom
14'9" x 18'0"

Bathroom
5'8" x 5'2"

Eaves Storage

Garden
50'0" x 17'2"



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