

Lounge/Diner  
24'3" x 11'5"

WC

Kitchen  
20'0" x 8'2"

Bedroom  
13'9" x 11'1"

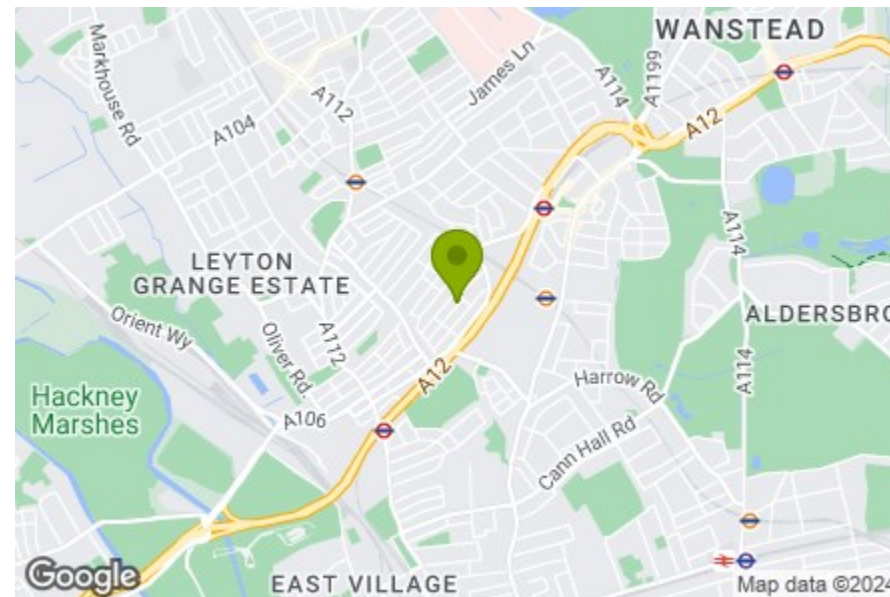
Bedroom  
11'1" x 8'6"

Bathroom  
9'2" x 8'10"

Garden  
30

Total Area: 85.3 m<sup>2</sup> ... 919 ft<sup>2</sup>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## PEARCROFT ROAD, LEYTONSTONE

### Offers In Excess Of £625,000 Freehold 2 Bed House - Terraced



#### Features:

- Two Double Bedrooms
- Chain Free
- Custom Designed Kitchen with Underfloor Heating
- Close to Francis Road
- First Floor Full Bathroom and Ground Floor WC
- Close to Leytonstone Station
- Potential to extend STP

This delightful two bedroom Victorian terraced house in Leytonstone, just moments from popular Francis Road and Leytonstone tube station, has been extended and thoroughly modernised to create over 900 square feet of living space over two floors. There's also scope for further extension, as several neighbouring properties have loft conversions.

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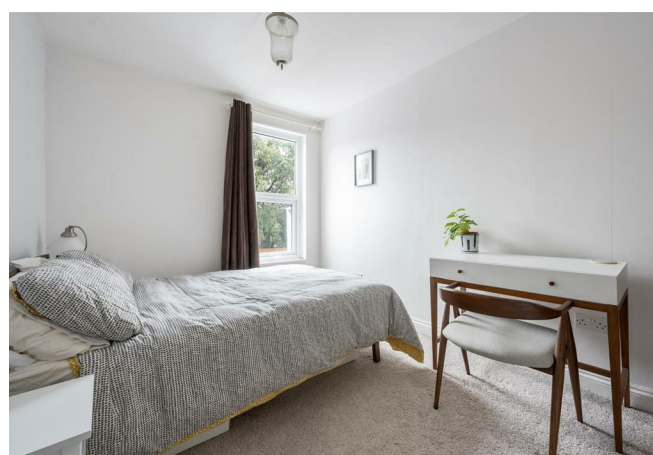
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#### IF YOU LIVED HERE

You'd love the light and airy ambience of this property, and the free flow through the large open plan rooms. The 24ft foot long living room was formerly two rooms, so it's dual aspect with a large bay window at the front and garden views at the rear. Unified by simple, fresh décor and a feature wood floor, it naturally divides into a front lounge area and a rear dining zone. The latter is conveniently adjacent to the kitchen, and there's a long line of sight all the way into the leafy rear garden. The kitchen is also spacious. Extending to 20ft it accommodates a neatly concealed WC and still has space for beautiful bespoke fitted wall and floor cabinets, freestanding appliances, and built-in bench seating. It has underfloor heating, and a skylight, window above the sink and full height glazing at the end provide excellent natural light. There's also a door onto the paved terrace area of the rear garden.

The first floor is home to two double bedrooms and a luxurious bathroom. The main front bedroom has two south-east facing windows (great for morning light), whilst the rear bedroom has leafy garden views. The main bedroom is generously sized with space for a large double bed, bedroom furniture, and a wall of wardrobes. The second double bedroom also has room for a bed and a dressing table or workspace. The bathroom is mainly tiled, with a contemporary bath (with mixer shower), shower cubicle, washbasin and WC, and a heated towel rail. An obscured glass window provides ample light and ventilation.

The property has been fully refurbished and has contemporary fixtures and fittings and fresh, modern decor throughout. The colour scheme is mainly white, complemented by wood floors downstairs and subtle grey carpet upstairs. The property is double glazed and has gas central heating.

Outside, the house has an appealing white painted façade and a paved yard with a black and white tiled path. The rear garden has been landscaped garden to provide areas of paved terrace and lawn, bordered by beds with established plants. There's also a charming painted shed and an attractive mature tree at the end.

#### WHAT ELSE?

-Francis Road and its eclectic mix of local independent shops, cafes, and restaurants is just a ten minute walk away. There's lots of green space nearby. Sidmouth Park just half a mile away is a lovely small local park with a playground, picnic areas, and lots of grass, trees, and shrubs. Wanstead Flats and Hackney Marshes are both about a mile away, and the huge Olympic Park with its world-class sporting venues and facilities is within a couple of miles from your door.

- Leytonstone tube, just over half a mile away, has fast direct Central Line journeys to Stratford (4 minutes), Liverpool Street (13 minutes), and Oxford Circus (24 minutes). Alternatively Leyton tube, a 15 minute walk, cuts a couple of minutes off each journey. And Leytonstone High Road station, on the Gospel Oak to Barking overground line, is a 12 minute walk.



#### A WORD FROM THE OWNER....

"We fell in love with this property as soon as we saw it, almost four years ago. As well as being spacious, well laid out, with real character and a recently created kitchen extension, the location is fantastic. Within walking distance of two tube stations and an overground station, the house is also a stone's throw from great Leytonstone eating and drinking spots like Heathcote & Star, Filly Brook, Mora and Homies on Donkeys. We're also minutes away from vibrant Francis Road, which features food shops, an independent bookshop and record shop. Our neighbours have been fantastic throughout our stay, and we have a lovely quiet vibe on Pearcroft Road. We hope you enjoy it here as much as we have."

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