

Kitchen / Reception Room
20'5" x 15'9"

WC

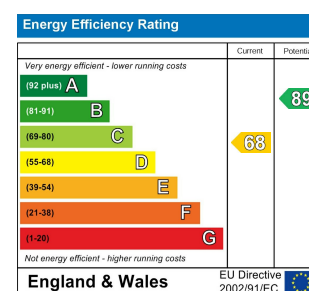
Bedroom
15'11" x 10'0"

Bedroom
10'1" x 8'0"

Bathroom
7'3" x 4'3"

Garden
21'3"

Total Area: 63.4 m² ... 682 ft²
All measurements are approximate and for display purposes only.



BYRON ROAD, LEYTON

Offers In Excess Of £550,000 Freehold 2 Bed House - Terraced



Features:

- Two Bedrooms
- Victorian Mid Terrace House
- Brick Fronted
- Immaculately Presented
- First Floor Bathroom
- Secluded Rear Garden
- Short Walk to Leyton Midland Road Station
- Close Proximity to Francis Road

A beautifully finished two bedroom family home, with epic open plan ground floor and private garden, all enviably sat on a peaceful cul de sac, just a handful of footsteps from the open green space of Leyton's Jack Cornwell Park.

If you prefer your nature more wild, then Epping Forest and Hollow Ponds are both just under a half hour stroll or an eight minute bike ride, and well worth the trip of a weekend. Hire row boats and explore the waterways with friendly ducks.

REQUEST A VIEWING
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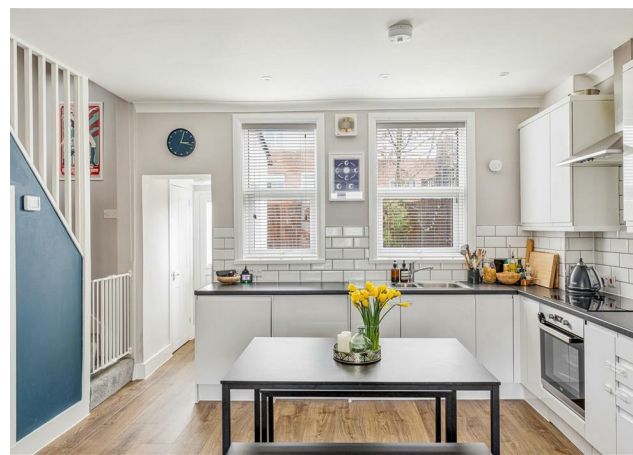
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IF YOU LIVED HERE...

You'll step past the classic London Yellow brick frontage and into your brief hallway. From here it's straight into your 300 square foot open plan ground floor. Dark blonde engineered hardwood runs underfoot throughout, and your lounge area's finished in a mix of pristine white and striking royal blue. To the rear your kitchen area's marked by two flanks of seamless white cabinets with a metro tile splashback.

Out into your garden now, an impressively lengthy deck, zero maintenance and with bespoke seating at the end. Back inside and your ground floor is completed by a sparkling metro-tiled cloakroom, while upstairs your principal bedroom is a handsome 160 square feet, with sage green statement wall and a wealth of integrated storage. Bedroom two's a softly carpeted eighty square footer, while your family bathroom rounds things out in style, dressed in white letterboxes from tub to ceiling.

Outside and, as noted, you have the greenery of Jack Cornwell

Park on your doorstep, great for joggers and strollers, plus there's playgrounds for kids. Leyton Midland Road is your closest station, just five minutes on foot for the overground Gospel Oak to Barking Riverside line, your direct connection to the River Thames. Alternatively, ride five minutes and two stops for Blackhorse Road and a quick swap to the Victoria line.

WHAT ELSE?

- Current or prospective parents will be thrilled to find no fewer than seven 'Outstanding' schools all within a twenty minute stroll. The 'Outstanding' Riverley Primary is less than a half mile on foot.
- Craft beer lovers should check out Gravity Well Taproom, nestled in the arches next to nearby Leyton Midland Road station. Burnt Smokehouse next door is worth a look too.
- Much loved local coffee favourite Perky Blenders is just five minutes on foot, sure to become a welcome part of your morning routine.



A WORD FROM THE OWNER...

"We have loved our time here in Byron Road! We're a small walk away from amazing pub/tap houses, restaurants, cafes and a train station for a short commute into London. The park is a wonderful asset to our road and our neighbours are a credit to the community."

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