



Total Area: 109.1 m² ... 1174 ft² (excluding cellar)
All measurements are approximate and for display purposes only.

Cellar
22'4" x 5'8"

Kitchen / Diner
15'3" x 8'9"

Reception Room
14'10" x 14'1"

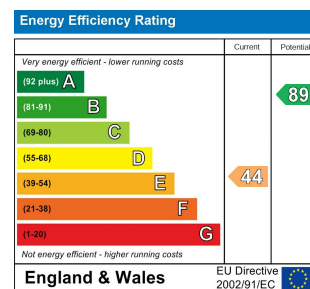
Bedroom
8'9" x 8'9"

Bedroom
11'1" x 8'10"

Bedroom
14'1" x 13'1"

Bedroom
18'6" x 9'9"

Garden
42'7"



RADLIX ROAD, LEYTON

Offers In Excess Of £725,000 Freehold 4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Immaculately Presented
- South East Facing Rear Garden
- Kitchen Diner
- Walking Distance to Leyton Midland Station
- Close to Leyton Jubilee Park

Arranged over three floors, this beautifully restored four-bedroom mid-terrace home is brimming with lovely features - and located in an excellent spot between Jubilee Park and Leyton Midland Road station.

As well as the fantastic design throughout, highlights include the south-east facing garden, cellar space, first floor bathroom, large kitchen/diner and bright reception room. It'll be hard to pick your favourite.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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id@stowbrothers.com
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

You'll love the level of consideration that has gone into restoring this home with a timeless design that will last well into the future.

The dual aspect reception room is bright and airy, with the spotless decor and sweeping parquet further accentuating the amount of space. You'll love the thoughtful updates such as the custom shutters and column radiator. At the rear you'll find your charming kitchen/diner, where features range from the shaker-style units and metro-brick tiles to the smart appliances and timber worktops. There's space for a dining table, so hosting will be a joy, especially when you can open up the generous patio doors and spread out to the decked patio and enjoy the south-east facing garden, which as a custom-designed seating area at the rear for optimum basking.

Head back inside and up to the first floor, and you'll find three immaculate bedrooms, all designed to the same high standards. You've also got a smartly fitted bathroom, complete with gorgeous tiling and a roll-top bath tub with overhead shower, all perfectly vintage in style.

Up in the loft you've got a brilliantly designed fourth bedroom, which could also make a great office. Don't your cellar space for storage.

Beyond your immaculate front facade, you'll love exploring your new area. Just 16 minutes away, you'll find Francis Road, where you'll be spoilt for choice when it comes to eateries and independent stores to browse, while slightly nearer around the Leyton Midland Road arches you've got some brilliant new choices, including the much lauded smokehouse Burnt and Gravity Well Taproom.

Travel seven minutes in the other direction and you'll reach the sprawling Jubilee Park (Waltham Forest's largest park, no less), a hub for sport, play and relaxation.

Or head a few blocks north to Lea Bridge Road, which has become an awesome new hot spot for independents, such as the eclectic event space/bar/pizzeria Patchworks, which now houses Blondies brewery - a great choice for a new local.

WHAT ELSE?

- Leyton Midland Road station is a 13 minute walk for the Gospel Oak to Barking line, while Lea Bridge station is 21 minutes. Bus routes are also plentiful, and there's a great infrastructure for cycling, meaning you can easily hop to Walthamstow or Clapton.
- After a huge rebuild, the Lee Valley Ice Centre recently reopened, offering a range of sessions and lessons that suit all ages and abilities. Alternatively, the Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.
- Parents will be pleased to know you have plenty of great schools in the area.



A WORD FROM THE OWNER...

"We have loved living and raising our family in this great home and friendly neighbourhood. There is a lovely local community here in Leyton with Francis Road and its coffee shops and eateries an easy walk away and there is the new Blondies Brewery that has opened up round the corner which offers a great social space.

There is the wonderful Jubilee Park at the end of the road for green space and we are in the catchment area for both Riverley and Willow Brook primary schools which are rated in the top 3 in Waltham Forest.

Further afield you are just a short bus ride away from the Olympic Park and Westfield shopping centre, Walthamstow Village and Victoria Park. "

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