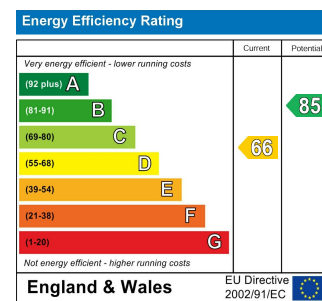




Total Area (Excluding Cellar): 160.6 m² - 1728 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.



POPPLETON ROAD, LEYTONSTONE

Offers In Excess Of £1,050,000 Freehold 4 Bed House



Features:

- Four Bedroom Freehold House
- Large Eat in Kitchen
- Private Rear Garden
- Two Further Receptions
- Plenty of Period Features
- Utility Room and Cellar
- Upper Leytonstone Location
- Close to The Tube and Overground
- A Short Walk to Hollow Ponds

A lovingly restored and beautifully presented four bedroom Victorian terrace. The current owners have embraced the period style and charm, whilst adding modern touches, for a splendid family home in the sought after heart of Upper Leytonstone.

London Liverpool Street is only a thirty minute, door to door commute, with Leytonstone tube station and the rapid Central line just a short walk from your new home.

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IF YOU LIVED HERE...

You'll open your colourful stained glass door into your hallway for light, original timber flooring stretching throughout the ground floor. Turn right into your first reception, packed with vintage allure, from the original ceiling rose and cornicing, to the majestic fireplace and bistro shuttered box bay window. Carry on through your hallway and you'll come across a doorway to your 230 square foot cellar, some handy extra development potential or simply useful extra storage. The second reception room is currently in use as an office but would also make a great playroom for your children.

Next you'll come to your handy ground floor shower room with WC, and a separate utility area with a sink and drainer, worktops and storage cupboards. Finally on this floor, is your impressive, dual aspect kitchen and diner. Home to an integrated dual chef's oven, blonde hardwood cabinets and marbled worktops, everything is bathed in natural light from the full height, timber framed bay window and doorway. Open the door onto your gorgeous, slab stone patio and saunter across your lawn to a second patio at the end of your garden.

Upstairs, you'll find three generous double bedrooms and a sizeable single. The majestic principal sleeper features an ornate, ebony fireplace and another huge, box bay window. The original timber flooring leads you through to the second, third and fourth bedrooms. The rearmost home to another sunny bay window, overlooking the garden, and another ebony, vintage fireplace. Your classic family bathroom completes this floor, with a freestanding, double ended, clawfoot tub and separate stroll in

shower.

Outside, you can take a wander down to the vibrant hub of Leyton Midland Road. Under the arches, next to the station, you'll find craft ales at Gravity Well Taproom and delicious bites to eat at Burnt Smokehouse. If Peruvian Japanese fusion food sounds more your flavour, then pop in to Bamboo-Mat for a meal. The popular children's playground and public tennis courts at Abbot's Park are close to hand, in case you want to burn off some energy on the way.

WHAT ELSE?

- The vast, natural greenery of Epping Forest is only six minutes walk from your front door. Take the Whipps Cross Road entrance and head over to Hollow Ponds for some row boating family fun.
- Parents will be pleased to learn that there are fifteen schools within a one mile radius that have been rated as 'Outstanding' or 'Good' by Ofsted. The independent, co-educational Forest Gate school is also just a short walk away.
- For a lively Mexican meal, head to Homies on Donkeys at the top of High Road Leytonstone or meander a little further down and try a delicious handcrafted pizza at Bocca Bocca.



A WORD FROM THE OWNER...

"We have called Leytonstone home for two decades, and it holds cherished memories of raising our family in a vibrant community surrounded by excellent schools, a boating lake and forest a few minutes walk away. Our family home boasts spacious rooms with charming features like high ceilings, ceramic roll top bath, cast iron fireplaces in the bedrooms etc. The kitchen diner is perfect for hosting gatherings and spending quality time together as a family."

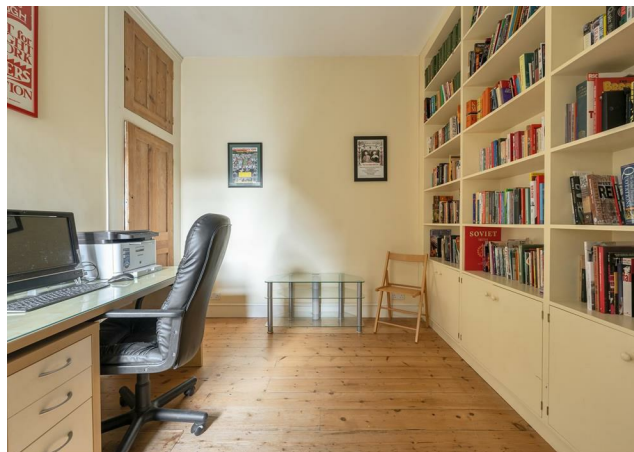
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Reception Room
12'11" x 17'8"

Bedroom
11'8" x 12'9"

Reception
11'7" x 11'7"

Bathroom

Shower Room

Bedroom
9'6" x 7'0"

Utility
8'11" x 8'6"

Bedroom
12'9" x 13'7"

Kitchen/Diner
12'9" x 20'4"

Cellar
12'5" x 22'3"

Bedroom
17'10" x 16'8"

Garden
pprox. 41'11" x 18'8"



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