

Total Area: 72.9 m² ... 785 ft² (excluding loft)
All measurements are approximate and for display purposes only.

Reception Room
22'9" x 13'6"

Kitchen
13'6" x 11'0"

Bedroom
11'0" x 9'9"

Bedroom
11'0" x 11'0"

Bathroom
8'11" x 4'7"

Shower Room

Loft
30'6" x 6'7"

Garden
approx. 19'8"m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(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	



MURCHISON ROAD, LEYTON

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



Features:

- Two Bedroom House
- First Floor Bathroom
- Close To Francis Road
- Loft Room

This perfectly formed two-bedroom house enjoys a fantastic location in the heart of Leyton, moments from the buzz of Francis Road, but still in a residential spot, with plenty of greenery a short hop away, too.

Highlights on the inside include the bright and spacious reception room with adjoining kitchen, the first floor bathroom and the additional loft space, while on the outside you've got a sizeable private garden.

Leytonstone tube is around 13 minutes away on foot, so nipping into the City or West End is easy peasy.

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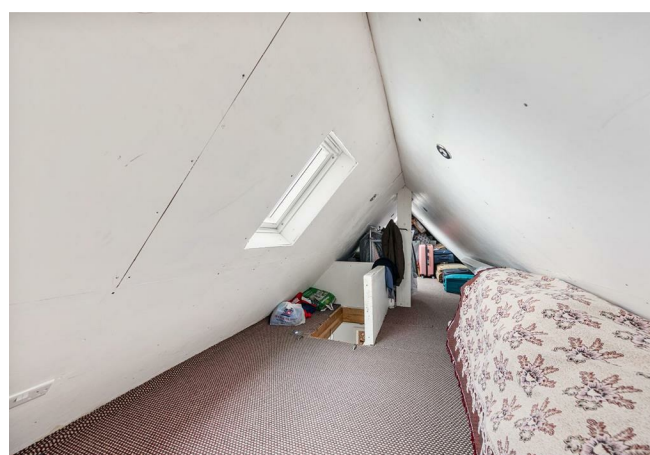
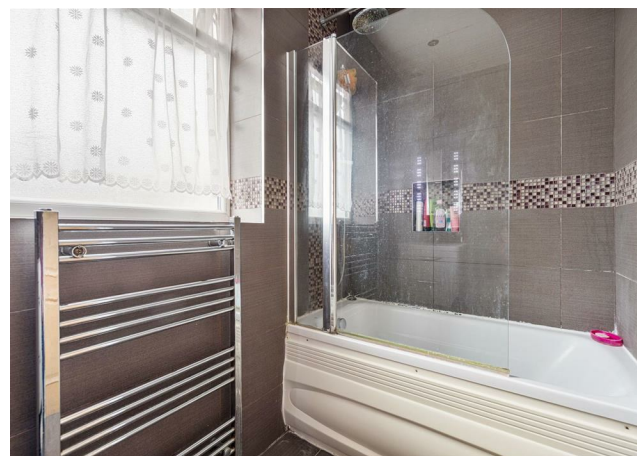
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IF YOU LIVED HERE...

Behind that charming double bay frontage, you'll find 785 square foot of space, laid out across the ground floor, first floor and additional loft space. This layout creates the perfect environment for any busy household, with ample room for everyone to enjoy time together as well as apart.

You're set up well with the separate kitchen and large, dual aspect reception room, which leads out to the garden. It'll be a joy to throw open the patio doors come summer time, expanding your living space further.

Upstairs you'll find two well balanced bedrooms, as well as a good-sized family bathroom. You'll find further space in the loft, too. If you're feeling creative, you'll have a fun time creating your mood boards and planning your dream home, as this really is an area where people lay down roots and make the most of being part of the friendly local community.

Just a few minutes beyond your front door, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm and independent book shop Phlox, to top rated Korean Yaxx and independent store Dreamhouse records.

In the other direction, around the Leyton Midland Road arches, you've got some brilliant new choices, including the much lauded smokehouse Burnt ('dreamy' according to the Guardian), as well as Gravity Well Taproom. Further south, but a similar distance, you've got some great bars around the Grove Green Road, including the Filly Brook, Heathcote & Star and the Northcote Arms. You really are in the heart of the action here. Head south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.

WHAT ELSE?

- Leytonstone tube station is around 14 minutes on foot to get you into central London via the Central Line. Or hop on to the Overground at Leyton Midland Road for the Gospel Oak to Barking line, a short 10 minute walk away.
- As mentioned, there are some excellent pubs and bars nearby, but the Northcote Arms is sure to be a favourite with its eclectic events calendar and great food and drink menu. Look out for the fortnightly Music Bingo night.
- Even if you're not a follower of footballer, it's worth checking out the nearby Leyton Orient, who encourage people of all ages to come along to take in the sights and sounds of a game.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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