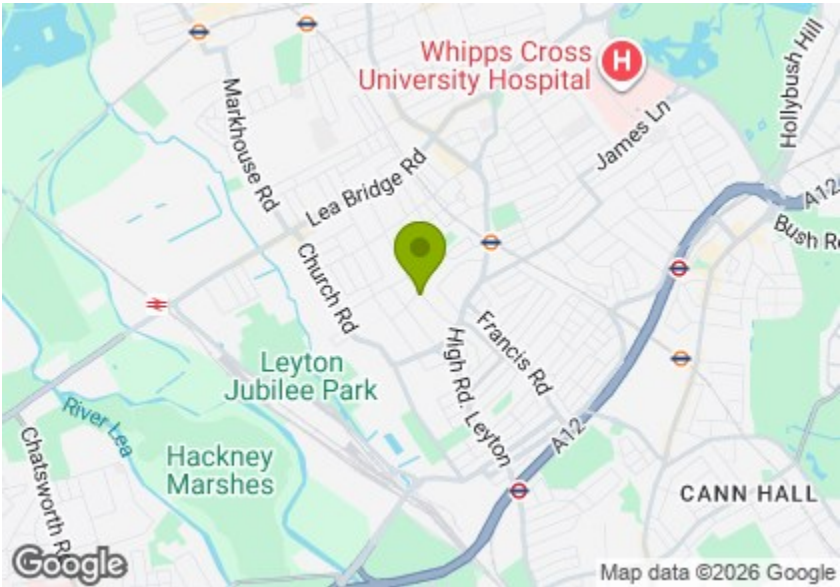
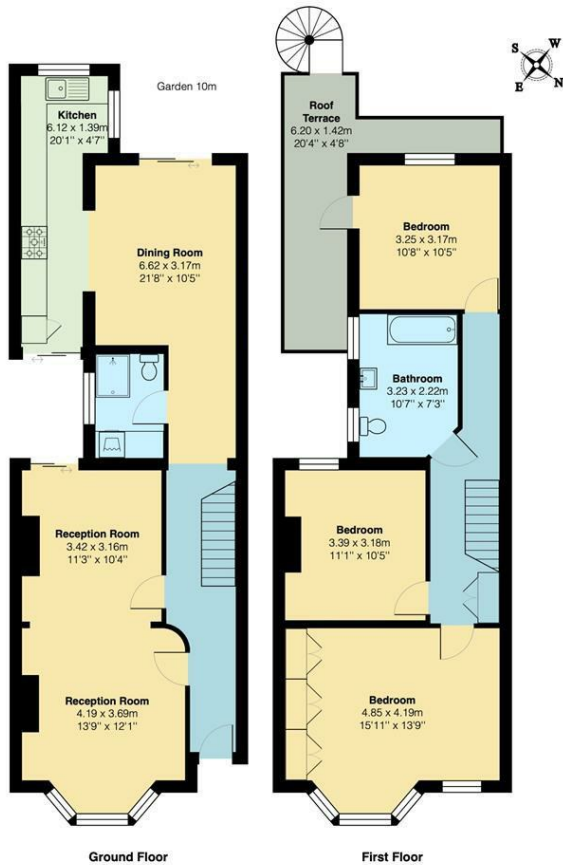


VICARAGE ROAD, LEYTON

Offers In Excess Of £900,000 Freehold
3 Bed House - Mid Terrace



Features:

- Large Three Bedroom Freehold
- Off Street parking
- Through Reception
- Recently Fitted Kitchen Diner
- Two Bathrooms
- Secluded South-West Facing Garden and Roof Terrace
- Beautifully Laid Herringbone Flooring
- Fitted Wardrobes

This beautifully presented three bedroom mid-terrace sits in a well-connected pocket of Leyton, with off-street parking at the front and plenty to enjoy nearby. Francis Road's independent shops, cafés and restaurants are within easy reach, while Leyton and Leyton Midland Road stations offer useful connections across London.

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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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE....

Inside, the interiors strike a lovely balance between period detail and a rich, contemporary palette. The through reception is a particularly inviting space, with beautifully laid herringbone flooring running beneath high ceilings, decorative cornicing and ceiling roses. A bay window brings plenty of light into the front of the room, while the two distinct living areas give you space to settle in at either end without losing that easy sense of flow.

To the rear, the recently fitted kitchen diner feels made for everyday life, with generous cabinetry, pale worktops and a substantial range cooker. There's ample room for a full dining table, while glazed doors open directly onto the secluded south-west facing garden. Mature planting gives the outdoor space a wonderfully tucked-away feel, with paved areas for dining and relaxing. There's a roof terrace too, providing another spot to sit outside when the weather is kind.

The three bedrooms continue the confident use of colour seen downstairs, with fitted wardrobes providing useful storage and large windows bringing in plenty of natural light. Two bathrooms

add practicality to the layout, while details such as the decorative plasterwork, timber flooring and carefully chosen finishes give the home plenty of character without feeling overly formal. Altogether, it's a thoughtfully finished home with a strong sense of personality and plenty of space for day-to-day living.

WHAT ELSE?

- Francis Road is one of Leyton's best-loved local stretches, with plenty of independents to work your way through, including Yardarm for wine and small plates, Marmelo Kitchen, Phlox Books and Dreamhouse Records, as well as neighbourhood cafés and shops.

- For green space, Coronation Gardens and Leyton Jubilee Park are both nearby, giving you plenty of options for a walk, run or a slower weekend afternoon.

- Transport is well covered, with Leyton Underground station for the Central line and Leyton Midland Road for the Overground, making journeys across East London and into central London straightforward.



A WORD FROM THE OWNER....

"We love the diversity of Leyton, the vibrant food scene and local community vibe. There's plenty to do for young families, great transport connections and amazing local cafes. We will miss Leyton a lot! "

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Reception Room
13'8" x 12'1"

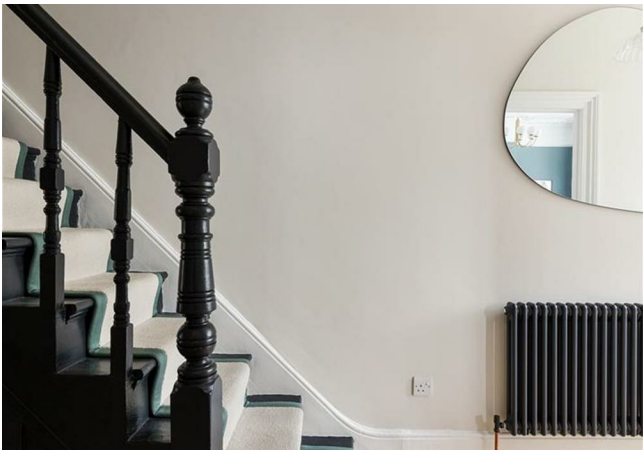
Reception Room
11'2" x 10'4"

Bathroom

Dining Room
21'8" x 10'4"

Kitchen
20'0" x 4'6"

Garden
32'9"



Bedroom
15'10" x 13'8"

Bedroom
11'1" x 10'5"

Bathroom
10'7" x 7'3"

Bedroom
10'7" x 10'4"

Roof Terrace
20'4" x 4'7"

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