

*For memories made
and memories to come.*

GRANGE PARK ROAD, LEYTON E10

- ◆ Recently refurbished Victorian house
- ◆ Three double bedrooms
- ◆ Beautiful bathroom and WC
- ◆ High-spec dining kitchen with utility
- ◆ Engineered wood floors
- ◆ Infiniglide aluminium sliding doors
- ◆ 104-foot garden
- ◆ Nearby Francis Road
- ◆ Nearby Underground & Overground

Quiet, peaceful, and stylishly refurbished with a light, modern Scandi aesthetic, this lovely three-bedroom semi-detached Victorian house is just minutes from the thriving Francis Road and has been finished to an incredibly high standard. With three good-sized double bedrooms, a modern dining kitchen and a large, leafy 104-foot garden, there's a feeling of light and space at every turn.

Shielded from the street by a new baton fence painted in Farrow & Ball's Railings,

the house greets you with a traditional red brickwork exterior, providing the backdrop to freshly white-painted stone lintels and columns to the bay windows.

Beyond an immaculate front garden laid with stone chippings, a traditional terracotta chequerboard side access path leads to a four-panelled timber front door (also painted in Railings), with brass furniture and reeded glazing.

Stepping inside, the hallway sets the scene for the rest of the property, with white Paint & Paper Library 'Slate I' walls, original ceiling rose and cornicing, and a glass pendant light. Stunning pale-toned oak engineered wood flooring starts here

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“A restored original cast-iron fireplace with white timber surround and black stone hearth creates a focal point.”

and flows into all the rooms on the ground floor, warmed by underfloor heating.

In addition to insulating the property, the current owners undertook a complete rewire during the refurbishment, installing new antique brass sockets and switches in every room. New internal four-panelled timber doors with antique brass handles were also fitted, and through the one on your left, you'll find the spacious living room.

A calm and peaceful space thanks to a fresh white colour scheme and a bay window fitted with full-height white timber shutters, the room's period features – including coving and an ornate ceiling

rose fitted with a contemporary brass bar pendant – have been lovingly brought back to life. A restored original cast-iron fireplace with white timber surround and black stone hearth creates a focal point and is flanked by bespoke alcove cupboards and shelves with details to echo the skirtings.

To the other side of the hallway, you'll find a WC to your right. Its dramatic dark walls are painted in Railings, providing a striking contrast to the white used elsewhere. There's a concealed cistern loo and a fabulous Lusso Stone Arabescato marble basin with brass Lusso tap.

Continue past a useful understairs storage cupboard to the fantastic dining kitchen – a versatile open-plan space with views of the garden through full-height black aluminium-framed Infiniglide sliding doors with toughened glass.

Meticulously designed to provide an

exceptional amount of storage, the newly fitted charcoal black modern shaker-style cabinetry with brass Corston pulls has been paired with a white quartz worktop with subtle marble veining.

There's an under-mounted sink with brass mixer tap and a peninsula breakfast bar, while integrated appliances include a glass induction hob with downdraft extractor for a seamless finish, a Bosch oven, a Lamona fridge-freezer, dishwasher, microwave and a wine fridge. Nordic-style black wall lights sit above slim open shelving, while a glass globe pendant hangs over the dining area.

You'll also find a useful utility and pantry zone, with an integrated stacked Lamona washing machine and tumble drier, a worktop prep area, and a part-glazed door that opens to the garden side return. The boiler is also housed in the full-height cabinet to the right of the sink, controlled by a Hive smart thermostat.

Returning to the hallway, a neutral carpeted staircase with white-painted spindles and bannister rail rises to the first floor. Overhead, you'll see a hatch that opens to a sizeable loft space for further storage.

The engineered oak seen downstairs flows along the landing and into the front double bedroom.

Lit by a large bay window with full-height wooden shutters, the walls have been painted with soft-toned 'Duvet Day' shade by Coat Paint, while ceiling coving and roses have been reinstated. There is a restored original fireplace with a new

“Charcoal black modern shaker-style cabinetry with brass pulls has been paired with a white quartz worktop with subtle marble veining”

Victorian-style wooden mantle mirroring that downstairs. Beneath the curtained window, a cast-iron triple-column floor-standing radiator keeps things cosy.

The newly fitted family bathroom lies opposite, with similarly refined decor. Beautiful glossy Zellige-style neutral wall tiles by Claybrook Studio reflect the light from the tall side-facing window, toning nicely with the limestone floor.

There's a bath with brass Crosswater rainfall shower, separate handheld attachment and glass screen; a concealed cistern loo with brass flush plate; and a custom white fitted vanity with under-mounted Duravit basin, Corian top, and brass Crosswater mixer tap. Other details include a matching brass heated towel rail and shaver point.

Bedroom three – another double – lies towards the rear of the house and features wood flooring, a pendant light, a cast-iron radiator, a tall side-facing casement window, and a pair of double open wardrobes.

Painted in Coat Paint's 'Mindful', the primary bedroom lies at the end of the long landing and looks out to the garden through a large casement window, with another cast-iron radiator beneath.

It's incredibly quiet – perfect for lazy weekend lie-ins. Plush neutral carpet runs underfoot, and there is plenty of potential for storage.

Outside, the private garden extends an incredible 104 feet, with the sun starting close to the house and moving towards the rear over the course of the day. Enclosed by a brick wall and timber fencing, a paved patio area leads to a long grassy lawn, edged with flowerbeds planted with roses, grasses, Phormium and Photinia ('Red robins'). There's also an outdoor electric point and a greenhouse.

“Beautiful glossy Zellige-style neutral wall tiles by Claybrook Studio reflect the light.”



LIVING ROOM



ENTRANCE HALL



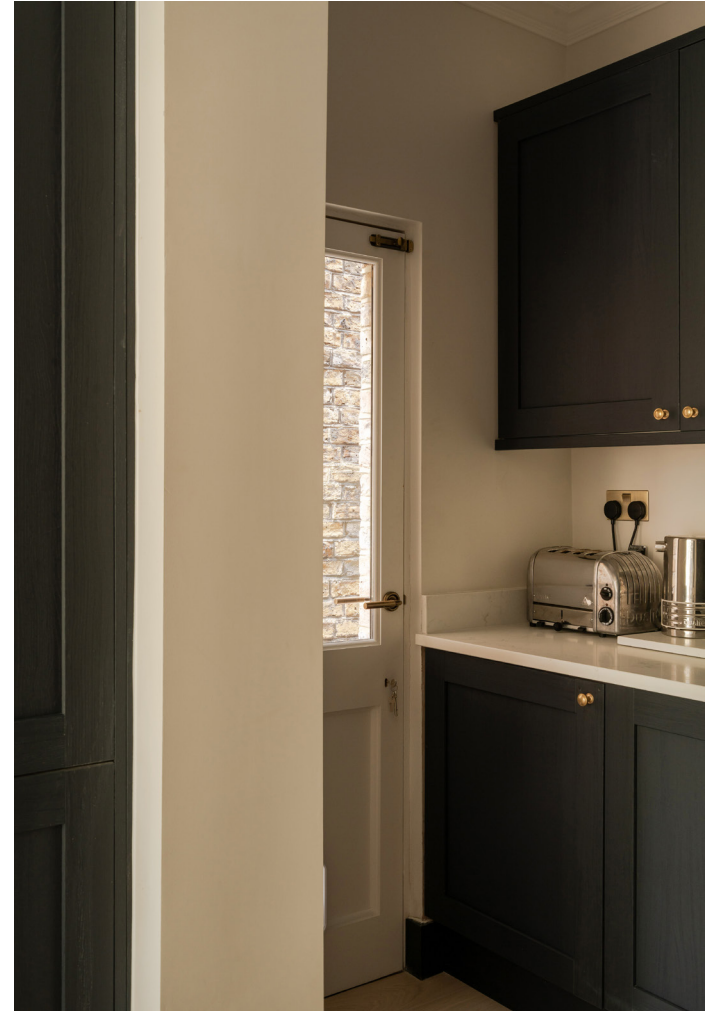
WC



DINING KITCHEN



DINING KITCHEN



UTILITY



SECOND BEDROOM



BATHROOM



LANDING



PRIMARY BEDROOM



THIRD BEDROOM



GARDEN

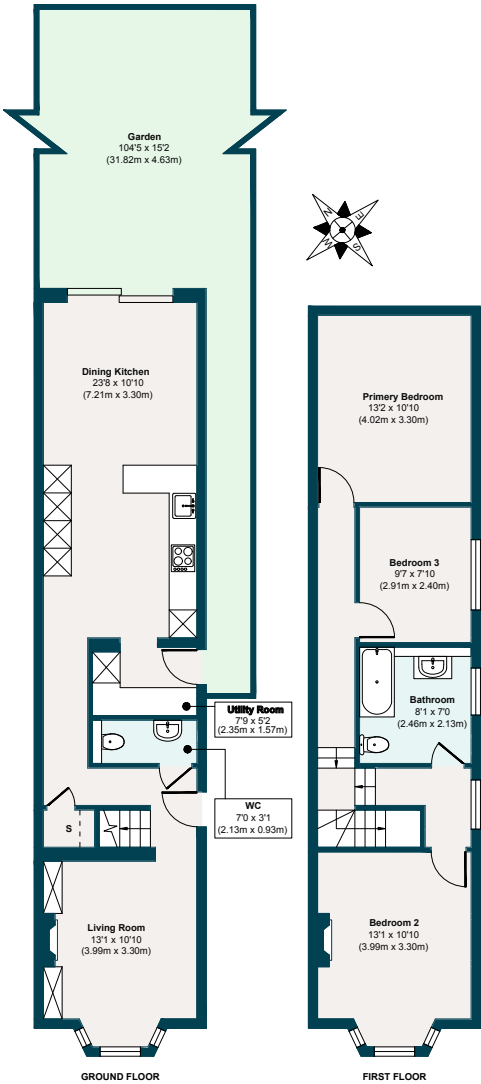
FRONT OF HOUSE



GRANGE PARK ROAD, LEYTON E10

**APPROXIMATE
FLOOR AREAS**
Ground Floor
556 SQ. FT
(51.69 SQ. M)
First Floor
546 SQ. FT
(50.78 SQ. M)
**Gross Internal
Floor Area**
1102 SQ. FT
(102.47 SQ. M)

Illustration for identification
purposes only, measurements
are approximate, not to scale.



THE NEIGHBOURHOOD



Grange Park Road occupies a fantastically convenient spot in Leyton, just over ten minutes' walk from Leyton Midland Road station and under 20 minutes from Leyton Underground (Central Line – 24 hours at weekends).

Popular Francis Road is a ten-minute stroll away. The town centre is also close by, where you'll find local favourites such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, Perky Blenders coffee, Gravity Well Taproom, and plenty more besides.

Some beautiful open green spaces within walking distance include Abbotts Park, Jack Cornwell Park, Leyton Cricket Ground, and Jubilee Park; Hollow Pond and Henry Reynolds Gardens (both reachable in around 30 minutes); and Wanstead Flats and Park extending beyond.

George Mitchell Primary (rated Good by Ofsted) is just four minutes on foot, while Excel Kids Day Nursery, Barclay Primary School (Outstanding) and Leyton Sixth Form (Good) are all reachable on foot in around 20 minutes.

ADDITIONAL INFORMATION

Please scan the QR code to see the EPC rating; information on local schools, transport, hospitals and more.



A NOTE FROM THE OWNERS



“We love how quiet the house is, thanks to being semi-detached. It’s also vast, with rooms spread apart from each other, so noise is never a problem. The garden is particularly lovely – and its size is one-of-a-kind in this area. It’s truly magical to wake up and have such a beautiful view when eating breakfast at the kitchen table.”

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