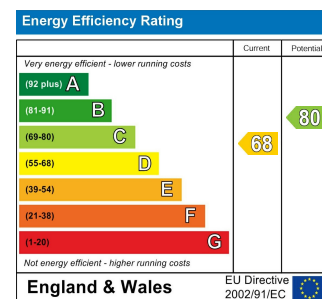
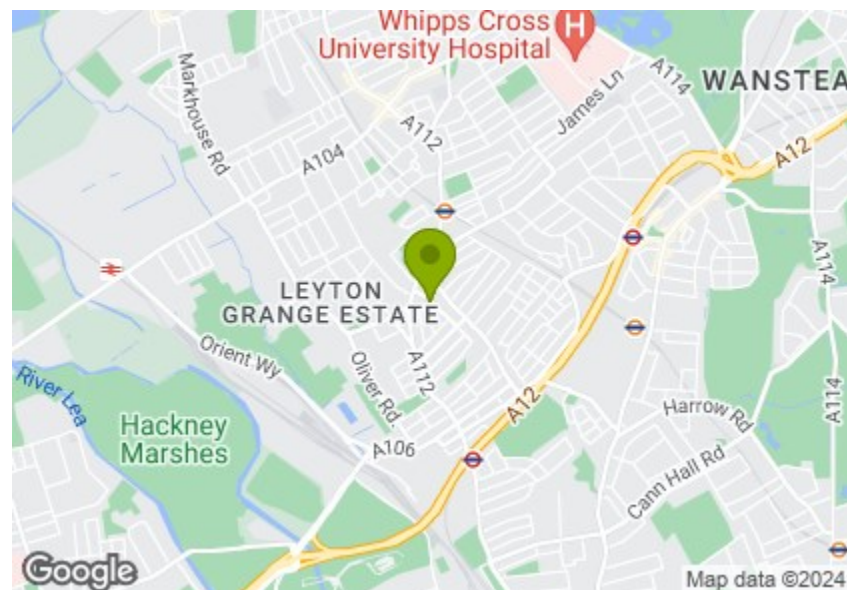




Total Area (Excluding Eaves Storage): 135.2 m² ... 1455 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



DAWLISH ROAD, LEYTON

Offers In Excess Of £850,000 Freehold 5 Bed House - Terraced



Features:

- Five Double Bedrooms
- Victorian Mid Terrace House
- Double Reception Room
- Arranged Over Three Floors
- Beautifully Presented
- Kitchen Diner
- Private Front & Rear Garden
- South-Facing Rear Garden
- Next to Francis Road
- Walking Distance to Leyton Tube Station & Leyton Midland Road Station

A splendid five bedroom Victorian mid terrace, just off Francis Road in Leyton. From the classic red brick exterior to the open plan kitchen diner and loft suite, this fantastic family home is impeccably finished and warmly welcoming.

You'll find over 1450 square foot of living space inside this beautiful home. All five bedrooms are doubles and there's a WC on each floor. Leyton's culinary destination of Francis Road is on your doorstep, and you're under half an hour from the City door to door.

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

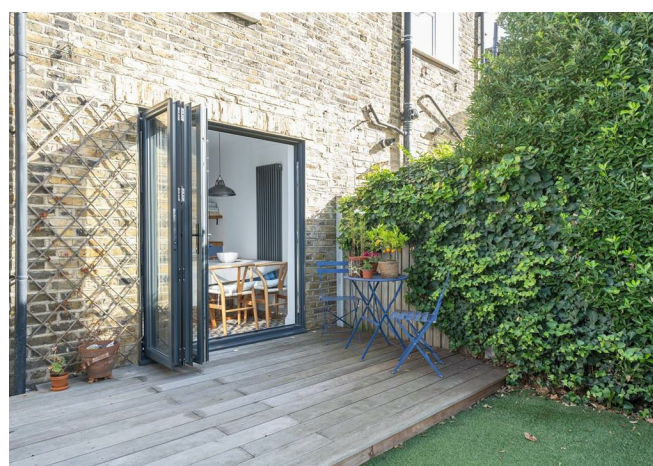
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IF YOU LIVED HERE...

You'll find your double reception to the right as you enter. This gives you 250 square feet of space, with window to the rear and fully shuttered bay window to the front for a double helping of natural light. There's ample bespoke shelving and twin ebony fireplaces. Past the understairs storage you'll find your kitchen/diner, with utility and WC tucked into the corner, and 195 square foot of space. Subtle blue units are set off by glowing wood worktops, open shelving to match and a deep Butler sink. Bifold doors open to reveal your delightful garden, with decking giving way to low maintenance lawn, watched over by a mature fig tree.

On your first floor, you'll find your first bedroom overlooks the garden, featuring soft neutral carpet underfoot, and is a sizeable double of 145 square feet of space. Next is your main bathroom, with an elegant monochrome colour scheme, white metro tiling to the walls, vanity sink, and gooseneck shower over the tub. Geometric patterned tiling lies underfoot. Another bedroom is next, also with a view to the garden through the sash window and 115 square foot of space, overlooked by a fireplace.

To the front is bedroom three, blessed with light from a bay window as below, and with bespoke wardrobes to the alcoves. This one has an impressive 185

square foot to spread out in. Your loft has been superbly converted into a double suite. To the rear is a bedroom of 115 square foot, with dual aspect windows and its own en suite shower room where twin columns of green glass bricks let in extra light. With 230 square foot of space, the second bedroom is the largest of all five, with a pair of skylights illuminating a bold feature wall in lush designer wallpaper.

Fifteen minutes on foot takes you to Leyton station for the Central Line, which gets you to Liverpool Street in twelve minutes and Tottenham Court Road in twenty, so you have both the City and West End within the easiest of reach. The pretty Coronation Gardens are ten minutes' stroll, and a mile down the road is the Olympic Park, with over 500 acres to explore. Francis Road is at the end of your street, filled with exciting independent places to eat, drink and shop.

WHAT ELSE?

- Six schools rated 'Outstanding' nearby include Newport School, Riverley Primary and Willow Brook Primary School Academy.
- Your new local is The Coach & Horses, where you can admire the original oxblood tiling outside before tucking in to some fresh Sri Lankan food, care of Kamu in the kitchen.
- A day at the beach is within easy reach, with a simple route to Southend via nearby Leyton Midland Road.



A WORD FROM THE OWNER...

"We are so lucky to have found a really brilliant network living here. We have many lovely neighbours and a whole host of great friends met through local baby groups (the Cricket Ground at the end of the road being a regular venue for many kids and baby classes), nurseries and also the various social events on Francis Road. The brilliant Pause Yoga and Pilates studio has recently opened at the top of the road and the listed electricity board building nearly opposite is set to become a nursery soon. We have found great nurseries and childcare in the area, and the community are spoilt for choice when it comes to primary schools, with multiple Ofsted 'Outstanding' schools in the vicinity. Obviously Francis Road is the big attraction of the area, and nipping into Yardarm for a flat white, cinnamon bun or to pick up a bottle of wine is a regular (bad) habit, whilst Morny's amazing cakes are a big draw for the kids. Phlox books is brilliant for the newest hardbacks and the Record shop is also great for presents. If you ever get bored of Francis Road we are only a short bus ride from the Olympic Park and its sandpits, velodrome and swimming pool, plus obviously Westfield for shopping. Victoria Park and Millfields Park are also only a short drive away. As well as the central line the Leyton Midland overline is nearby, offering a quick train to Hampstead Heath and other lovely places."

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Reception
11'8" x 12'1"

Bathroom
6'2" x 5'9"

Reception
9'6" x 11'3"

Bedroom
10'0" x 14'3"

WC / Utility

Bedroom
14'7" x 15'7"

Kitchen / Diner
9'8" x 20'0"

Bedroom
9'6" x 12'0"

Bedroom
15'1" x 12'2"

Ensuite

Bedroom
9'8" x 11'4"

Garden
approx. 29'6" x 13'1"



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