

FARMER ROAD, LEYTON
Offers In Excess Of £750,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three bedroom home
- Victorian mid terrace
- Open plan reception rooms
- Full width kitchen extension
- Two bathrooms
- Beautifully Presented

An immensely spacious three bedroom, two bathroom Victorian terrace, lovingly developed for family living over three storeys and more than 1100 square feet. Outside you're surrounded by greenery with cafes, bars and transport on your doorstep.

Your rear garden's an expertly curated mix of patio, Trulawn and raised railway sleeper beds, flanked by high timber fencing and ending in a pebbled seating area below a mature birch tree.

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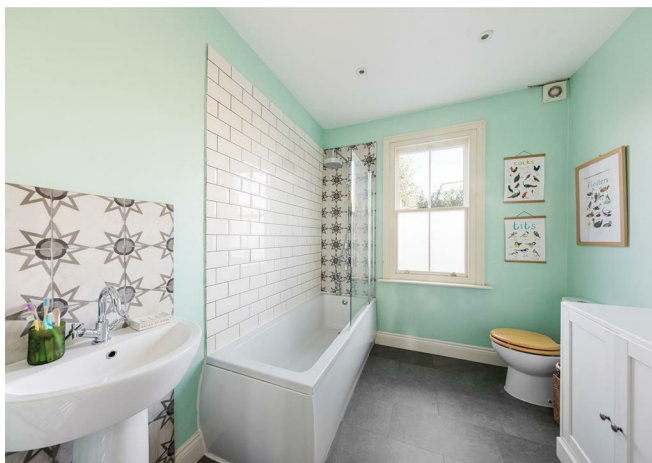
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IF YOU LIVED HERE...

Your hallway blooms out into your vast, artfully arranged ground floor. Your through lounge totals around 300 square feet, with sage green walls and smooth blonde hardwood underfoot and natural light streaming throughout. It's laid semi open to your skylit kitchen/diner, 210 square feet and finished in fine style, with royal blue cabinetry, timber worktops, Dublin sink, brass fittings and a large central island under pendulum lighting,. A rear wall of bifolding patio doors opens everything up to the garden.

Upstairs your principal bedroom sits to the front, 150 square feet with lovingly preserved original timber floorboards underfoot, twin sash windows framing leafy views and another striking royal blue colour scheme. Bedroom two's another solid double, this time in pale yellow, while your family bathroom completes the first floor, with slate grey flooring, classic tilework and a rainfall shower over the tub. Upstairs your penthouse sleeper sits between twin skylights and a Juliet balcony, with an especially luxurious en suite featuring a clawfoot tub and rainfall shower cubicle.

Outside and Leyton Midland Road overground station is just two minutes on foot, with the Gospel Oak to Barking Riverside line speeding you straight to the River Thames and Blackhorse Road just a two stop hop away for a quick swap to the Victoria line. If you're staying local, those railway arches are still well worth a visit, home to the artisanally brewed delights of Gravity Well Taproom, the masterfully cooked meats of the award winning Burnt Smokehouse and, across the road, the coffee and charms of perky Blenders, sure to become a much loved part of your morning routine.

WHAT ELSE?

- As noted you're totally spoilt when it comes to local greenery, with Leyton Manor Park, Jack Cornwell Park, Abbotts Park and Leyton County Cricket Ground all within easy reach. Whether you're looking for playgrounds, landscaped gardens or just a good spot for a morning run you've got plenty of options.
- Walthamstow Village is just a twenty minute stroll and well worth the walk, as it's home to a huge array of independent wining and dining establishments.
- Parents will find a wide range of schools, there are over twenty five state and independent primary and secondaries all within easy walking distance.



A WORD FROM THE OWNER...

"We will be very sad to leave Farmer Road, having moved here shortly after getting married in 2019. It's where we welcomed our first child, and the community we've been part of is incredibly special. The local nurseries (including the one our daughter attends, Smilers) are exceptional. One thing we particularly love is how, despite being so close to London transport links, the area still feels peaceful, like a small, welcoming community. We've also greatly appreciated the local outdoor spaces — both for dog walks in Epping Forest, Hollow Ponds, and Hackney Marshes, as well as the numerous parks for children. Leyton Jubilee Park is particularly excellent, but there are four or five other child-friendly parks with playgrounds within just a few minutes' walk."

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Reception Room

23'11" x 13'7"

Kitchen/Diner

18'7" x 12'4"

Bedroom

13'8" x 13'7"

Bedroom

11'1" x 8'2"



Bathroom

9'3" x 7'9"

Bedroom

16'10" x 11'5"

Ensuite

9'1" x 6'11"

Eaves Storage

Garden

22'11"



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