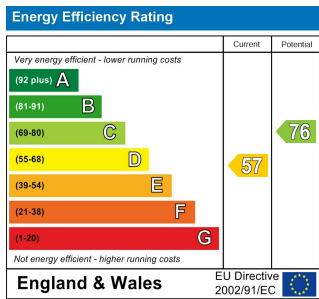
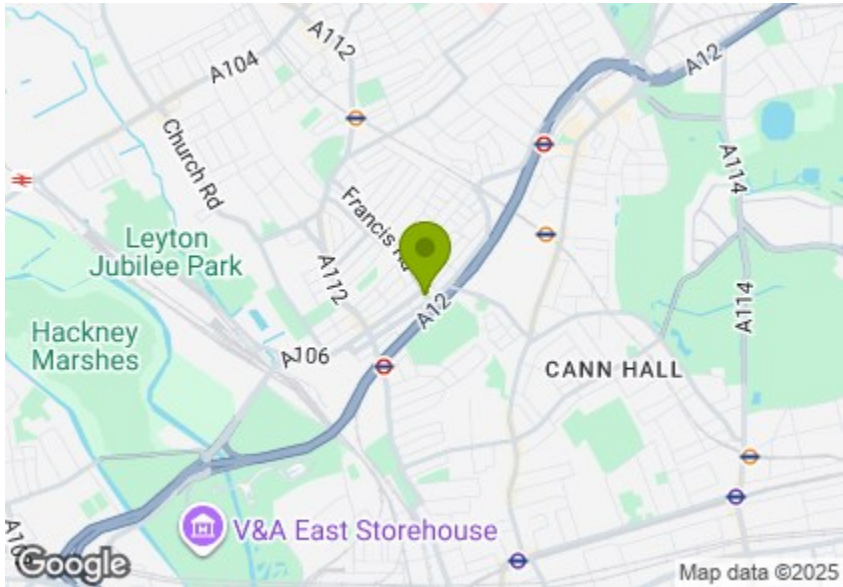




Total Area (Excluding Eaves Storage): 150.0 m² ... 1614 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



FRANCIS ROAD, LEYTON

Offers In Excess Of £950,000 Freehold
5 Bed House - Mid Terrace



Features:

- Victorian Terrace
- Many Original Features
- Five Bedrooms
- Three Bathrooms
- 150sqm
- Laid Out Over Three Floors
- Beautiful Landscaped Rear Garden
- Superbly Presented

This striking Victorian terrace spans three light-filled floors and extends to around 150 square metres, offering a home of both scale and character. Original features are thoughtfully retained, blending period detail with modern touches. Five bedrooms and three bathrooms provide flexibility for family life or guests, while the flowing layout creates a sense of balance throughout. To the rear, a beautifully landscaped garden extends the living space outdoors, designed for both relaxation and entertaining. Superbly presented, this is a property that combines timeless architecture with contemporary style across every carefully considered level.

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

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...
This is a home brimming with individuality, every room considered yet full of character. Hallway sets the scene with patterned tiling, painted balustrades and glimpses of greenery to the rear, its generous proportions lending a graceful sense of arrival.

At the front, the reception and kitchen form a beautifully alluring heart to the house. A bay window and hearth create a refined sitting area that flows into a kitchen of terrazzo-style surfaces, natural wood cabinetry and open shelving. An exposed brick feature adds texture, while a single glazed door opens to the outside for effortless everyday living.

To the rear, a second reception feels calm and inviting, with wide oak boards underfoot and double doors that open directly to the landscaped garden. This south-west facing outdoor space is a leafy sanctuary with layered planting, established trees and two terraces for dining or simply basking in the sun.

Upstairs, the rooms each bring their own personality. The bay-fronted principal bedroom enjoys twin wardrobes, a hearth and a private en suite with separate bath and shower, finished in patterned tiling for a quietly luxurious feel. The middle room pairs stripped boards with a lofty ceiling and leafy outlook, while the rear is painted in cheerful sky tones and feels soothing throughout the day. Main bathroom is a centrepiece, where a sculptural freestanding tub and steel-framed shower sit against softly polished walls, brass accents and pastel geometric flooring, complete with thoughtful niches for elegant storage.

The loft echoes the home's creativity, with cork flooring, skylights and bespoke cabinetry shaping a spacious front bedroom with adjoining dressing area. To the rear, a smaller room with picture window and fitted desk makes an inspiring study or restful retreat. Bathroom here is animated by bold checkerboard tiling, warmed by wood cabinetry and brightened by a skylight above.

Francis Road is one of those special streets that feels like a village within the city, its partly pedestrianised stretch lined with independent shops, cafés and much-loved eateries. Even a gentle stroll here brings a sense of connection, whether you're pausing for seasonal plates at Marmelo Kitchen, browsing wines at Yardarm or settling into the welcoming glow of the Northcote Arms. When you want green space, the vast Queen Elizabeth Olympic Park offers waterways, trails and world-class sporting facilities, while Wanstead Flats provides wide open grassland, woodland edges and an ever-changing backdrop through the seasons. Families will appreciate excellent local schools, including the outstanding Newport Primary, just around five minutes away.

WHAT ELSE?
Leyton Station is just nine minutes away, placing the Central Line within easy reach and opening up swift connections across the capital. From here, the City, West End and beyond are all directly accessible, making daily travel or weekend exploring wonderfully straightforward.



A WORD FROM THE OWNERS...

"We love that we placed the living at the rear of the house, facing directly to the garden, it makes it feel bright and extends the living space. The kitchen and dining room being combined in the more formal original rooms of the house was purposeful, we love entertaining, and we wanted to make best use of the bay window, where we built in the window seat, and to see the lively original corning. We have built in clever storage throughout, always useful with a family - including the laundry space in the spare (1st floor front) bedroom and deep cupboards in the living room.

The views across to the city from the loft study are wonderful, it's a really inspiring room to work from and provides a great viewpoint for the city's firework displays in Nov and Dec.

The garden has been a labour of love, and we benefit from a beautiful Silver Birch Tree and other established shrubs."

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Reception
11'3" x 13'7"

Reception
11'6" x 17'0"

Kitchen
11'3" x 11'6"

WC

Bedroom
11'6" x 12'3"

Bathroom

Bedroom
11'3" x 11'7"

Bedroom
17'0" x 13'7"

Ensuite

Bedroom
11'2" x 5'6"

Bedroom
12'4" x 10'7"

Shower Room

Dressing Area

Garden
32'9" x 17'6"



REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM