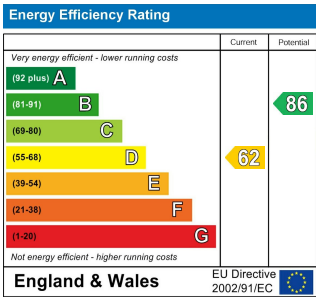
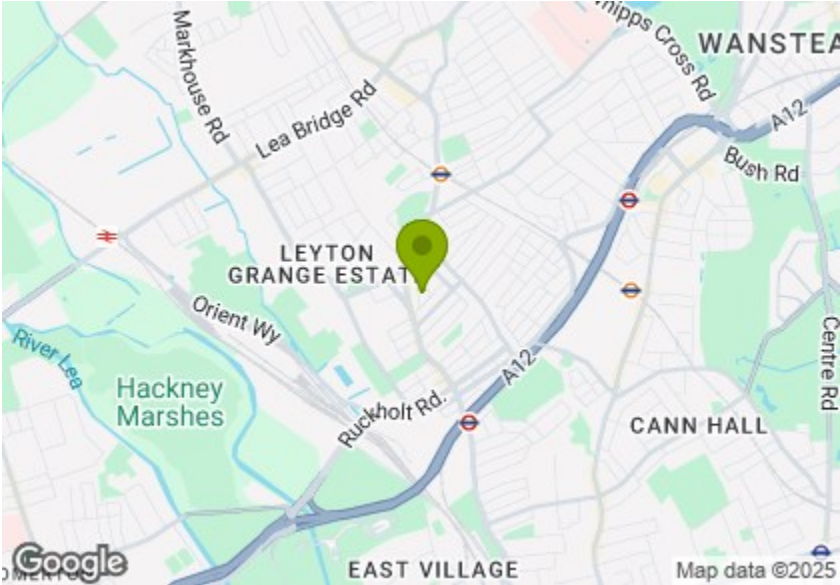




Total Area (Excluding Eaves Storage): 140.9 m<sup>2</sup> ... 1517 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



BUCKLAND ROAD, LEYTON  
Offers In Excess Of £930,000 Freehold  
4 Bed House - Mid Terrace



Features:

- Victorian Bay Fronted Terrace
- Four Bedrooms
- Two Receptions
- Two Bathrooms
- Kitchen/Diner
- Beautifully Presented
- Laid Out Over Three Floors
- Over 140sqm
- Close to Leyton Station

This timelessly beautiful four-bedroom, two-bathroom Victorian terrace is tucked right in the heart of Leyton - just moments from the buzz of Francis Road, yet peacefully set on a quiet residential street with plenty of greenery nearby. Inside, you'll love the light-filled double-reception room, generous dine-in kitchen, first-floor bathroom and play room/study space. Outside? A secluded and perfectly low maintenance rear garden.

And with Leyton station a ten minute stroll away, hopping into the City or West End couldn't be easier.

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### IF YOU LIVED HERE...

Beyond that classic Victorian frontage, you'll find an impressive home with a wonderful balance of traditional features and stylish updates unfolding over 1517 square foot of space.

The dual aspect double-reception room has been beautifully designed, with light pouring in to highlight the ornate features and timber floors. At the rear, your dine-in kitchen is glorious, with considered features such as bespoke units, timber worktops, high spec appliances and cork flooring. Here you'll find access to your lovely rear garden, which is bursting with rich foliage. Sit out on the patio and enjoy the leafy, secluded view.

On the first floor you'll find two spotless bedrooms with more immaculate decor and cohesive sage carpeting, as well as a brilliant open plan space that would make a great play room or study area. There's also a smart family-bathroom with an over-tub shower and a cheery pop of green on the ceiling to brighten your mornings.

The fully converted loft has been cleverly designed, with two further bedrooms and a shower room plus WC. There's plenty of storage here as well as throughout the rest of the house.

Just a few minutes beyond your front door, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent bookshop Phlox. Slightly further, around the Leyton Midland Road arches, you've got some brilliant new choices, including the much-lauded smokehouse Burnt, Gravity Well Taproom, Bamboo Mat, Perky Blenders and Leyton Calling. Further east, but a similar distance, you've got some great bars around Grove Green Road, including Filly Brook, Heathcote & Star and the Northcote Arms. You really are in the heart of the action here.

### WHAT ELSE?

- Leyton tube station is around ten minutes on foot to get you into the City and West End via the Central Line. Or hop on to the Suffragette Overground at Leyton Midland Road, a short 12 minute walk away.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area - one of the reasons Leyton is so popular with young families.
- Head south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.



### A WORD FROM THE OWNERS...

"This has been a wonderful family home for us. Over the years, we've put a lot of love into updating and improving the house. The local area is one of the things we'll miss most. It's a close-knit, friendly community where neighbours genuinely look out for each other. It's perfect for families, with great schools, parks, and local shops and a swimming pool all nearby. Deeneys is on the corner which has legendary toasties. The corner shop is super friendly with the best fresh produce. Francis road is a 5 min walk away with great coffee shops and a food market at the weekend with seasonal community get together like Halloween and Christmas lights and drinks.

We've made so many happy memories here and know it will be just as special for the next family. We've really loved living in Leyton. There's a strong sense of community here, with friendly neighbours and lots of independent local businesses run by lovely people. The area has everything you need close by - good schools, parks, shops, and excellent transport links - yet it still feels peaceful and family-friendly. It's been a great place to live and raise a family, and we'll miss it."

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**Reception**  
9'4" x 11'3"

**Reception**  
11'6" x 13'9"

**Kitchen / Diner**  
11'5" x 17'1"

**Bathroom**  
9'6" x 7'3"

**Bedroom**  
15'1" x 11'10"

**Bedroom**  
9'4" x 11'3"



**Play Room**  
10'1" x 9'8"

**Bedroom**  
9'4" x 11'4"

**WC**

**Bedroom**  
9'3" x 16'6"

**Shower Room**  
5'0" x 9'0"

**Eaves Storage**

**Garden**  
34'5" x 16'2"



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