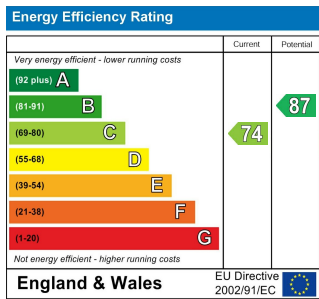
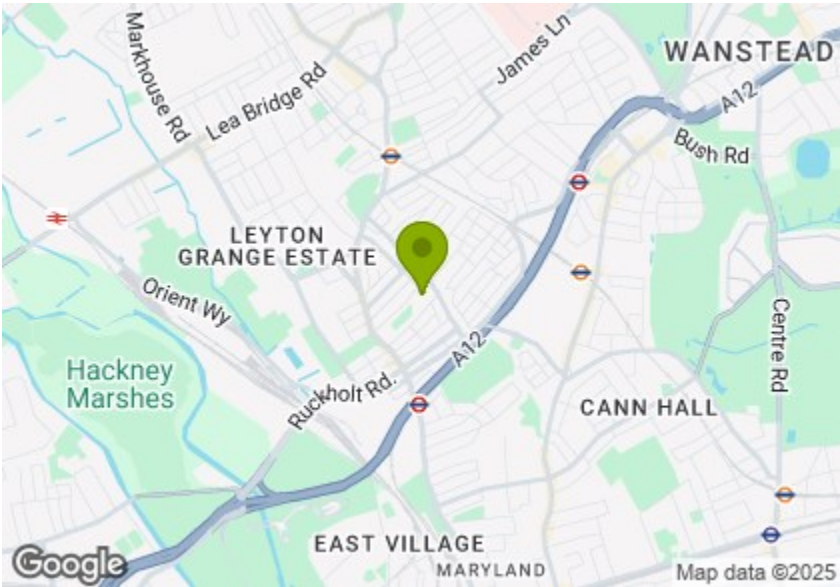




Total Area: 82.4 m² ... 886 ft²  
All measurements are approximate and for display purposes only.



## DAWLISH ROAD, LEYTON

Offers In Excess Of £725,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom Victorian Terrace
- Extended Loft with Sleek En Suite
- Family Bathroom
- Stunning Herringbone Flooring
- Private Rear Garden
- Exposed Brickwork
- Bay Frontage with Sash Windows
- Moments to Francis Road
- Close to Leyton Station

This three-bedroom Victorian terrace in Leyton Village comes with a smart loft conversion already in place, giving you 860 sq ft of flexible space to make your own. The open-plan kitchen, dining, and living area runs from front to back, soaking up light all day, and a west-facing garden is ready for sunny afternoons and late-evening suppers. Step outside and you're moments from Francis Road's cafés, wine bars, and independents with Leyton Underground (Central line) and Leyton Midland (Overground) both just over ten minutes on foot, keeping the whole city within easy reach.

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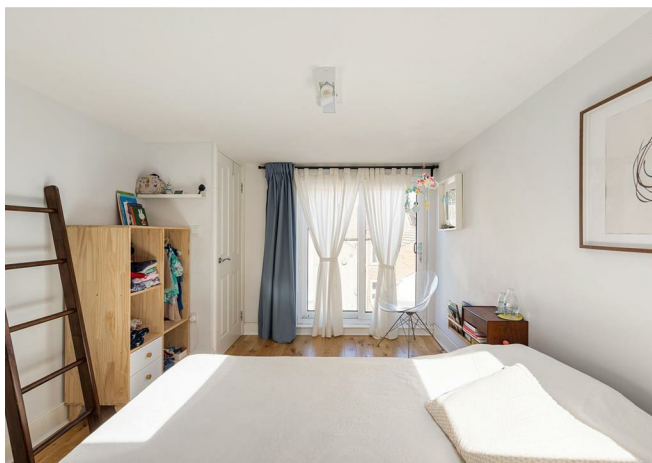
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#### IF YOU LIVED HERE....

From the moment you walk in through your cheerful sunshine-yellow front door, the design choices here do all the talking. Everything feels crisp, well-thought-out, and easy to live in.

The main living space runs from front to back without interruption, cleverly designed with different zones in mind. The bay window floods the front with light, oak chevron flooring pulls everything together, and period details – coving, ceiling roses – sit happily alongside newer touches like the anthracite feature wall and vertical radiators. The fireplace niche is ready to style up however you like, and the colour palette flows straight into the kitchen, so the whole level feels joined-up rather than patched together.

The kitchen hugs one wall, with wooden worktops and a central island under emerald glass pendants, roomy enough to actually use without cramping the space. Push open the bifold doors and the garden becomes part of the house, perfect for lazy breakfasts or late-night drinks.

The garden itself is deliberately low-maintenance: a stretch of decking and simple planters keep it calm and usable, without demanding every weekend for upkeep.

Back inside, the staircase is flanked by brickwork on one side and glazing on the other, carrying light all the way through (don't forget the integrated under-stairs storage

either). On the first floor, two bedrooms sit on either side of the bathroom. The largest has stripped wooden floorboards and twin sash windows, whilst the smaller overlooks the garden. The bathroom keeps things unfussy with white metro tiles, a proper bath, and an overhead rain head shower.

And then there's the top floor: a full loft suite with floor-to-ceiling glazing with garden views, plus Velux windows to double the daylight. The en-suite walks the line between fun and functional—geometric flooring, unobtrusive graphic wallpaper, and a sunlit shower that makes mornings less of a slog.

#### WHAT ELSE?

You'll find yourself effortlessly connected- just a short stroll to Leyton tube station, bus routes, and cycling paths. The Central line takes you to Stratford in 3 mins, Liverpool Street in 12 mins and the West End in 30 mins.

Just at the end of the street is Francis Road, one of Leyton's most consistently in-demand locations thanks to its urban village of independent local businesses. Firm favourites include Phlox bookstore, Dreamhouse Records, Edie Rose florist, and Pause yoga studio. Equally, Westfield Stratford City has all your favourite brands under one roof, a 20-screen cinema for movie buffs, and the Olympic Park is a short distance away. There's lots of green space nearby, too, from small local parks to Wanstead Flats and Hackney Marshes.



#### A WORD FROM THE OWNERS....

"Living here has been a truly special experience. The vibrant Francis Road community has given us countless coffee breaks with friends and a warm neighbourhood spirit. Recently, the area has gone through an exciting transformation, now hosting a brand-new farmers market on Saturdays and lively communal activities on Friday nights.

As parents, we've also valued being in the catchment of Newport School — an Outstanding school where our daughter was set to go. For a breath of fresh air, the Olympic Park and Hackney Wick are just a 10-minute cycle away, offering the very best of East London's culture, food, and green spaces.

Nearby yoga classes that became a lifeline for us as new parents. Just around the corner, Leyton Midland has grown into a trendy hub filled with independent shops, restaurants, and even a local brewery. And when we've wanted to escape the city, the magic of Epping Forest and Leytonstone are only a 20-minute walk away.

This home has given us the best of both worlds: a close-knit community, exciting new opportunities, and easy access to nature."

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**Kitchen/ Reception Room**

33'3" x 11'10"

**Bedroom**

12'7" x 9'1"

**Bathroom**

7'2" x 4'7"

**Bedroom**

7'8" x 7'3"



**Bedroom**

14'7" x 9'5"

**En suite**

**Garden**

14'9"



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