

CLAUDE ROAD, LEYTON

Offers In Excess Of £1,050,000 Freehold
4 Bed House - End Terrace



Features:

- Four Bedroom House
- End of Terrace
- Beautifully Presented
- Original Features
- Ground Floor WC
- Cellar
- Moments from Francis Road
- Excellent Transport Links

This gorgeous four-bedroom Victorian end-of-terrace home in Leyton Village offers 1,269 sq ft of elegant, versatile living space. With an open-plan kitchen/diner, double through reception, downstairs WC and cellar, it's packed with character and period details. Outside, Francis Road's cafés, wine bars, and independent shops are just a short stroll away, making spontaneous brunches or evening drinks effortless. Leyton Underground is a 7-minute walk, giving you fast and direct access to the Central Line and the wider city. A rare combination of period flourishes, thoughtful design, and everyday practicality makes this home an exceptional opportunity in one of East London's most desirable pockets and with a huge L-shaped dormer loft space ripe for conversion, it can be made even larger.

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IF YOU LIVED HERE...

From the moment you step along the smart monochrome encaustic-tiled path and under the arch of wisteria, it's hard not to be completely charmed. You can feel the love, care, and attention that's gone into creating a home brimming with character and individuality.

The main living space sets the tone straight away. Light pours in through the bay window dressed with crisp plantation shutters, bouncing off the original wooden floorboards that flow right through the double reception. An original tiled fireplace anchors the room, while coving and a ceiling rose nod politely to the home's Victorian roots. The deep green walls add just the right amount of cosy ambience.

The kitchen/diner is where things really wow. Exposed ceiling beams give a sense of height, while chevron parquet flooring and beautifully crafted patchwork wood-fronted cabinetry topped with soft grey marble bring warmth and texture. A Belfast double sink, chef's oven, and exposed brick wall give it all a quietly confident charm, with a geometric tiled splashback adding a final flourish. Throw open the bifold doors, and the garden becomes an instant extension of the space.

Outside, the garden has been designed with the same eye for detail, decked for easy upkeep and framed by moulded concrete planters bursting with bamboo, ferns, and lush greenery. There's an elevated platform with built-in seating wrapped around a firepit, perfect for evenings that go on longer than planned. You'll also find a dedicated BBQ area complete with an outdoor sink and an open shower - ideal for muddy boots, bikes, or cooling down on a hot summer day. What more could you want? Well, pull down the screen over the bi-fold doors for a projector and you've even got your own

outdoor cinema.

Downstairs, the cellar has been put to good use as a laundry and storage space, keeping the practical stuff tucked neatly away.

Upstairs, four bedrooms sit comfortably on the first floor. The largest, at the front, mirrors the bay layout below, with a cast-iron fireplace, whitewashed floorboards, and calm, neutral tones. The second double, wrapped in warm terracotta with a built-in desk and shelving, makes a perfect home office. Two further bedrooms share the same pale flooring and soft palette - one currently doubling as a very enviable walk-in wardrobe.

The bathroom continues the home's quietly confident aesthetic - light and airy, with a freestanding bath and shower combination, and soft daylight filtering through the sash window.

This is a house that's been loved and thoughtfully evolved, not overdone, just beautifully balanced. Full of personality, practical where it matters, and ready for the next chapter of its story.

WHAT ELSE

Location is everything, and here you'll find yourself effortlessly connected- just a short stroll to Leyton tube station, bus routes, and cycling paths, ensuring seamless travel into the City and beyond. The Central line takes you to Stratford in 3 mins, Liverpool Street in 12 mins and the West End in 30 mins.

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, providing the perfect opportunity for those who love running, walking or cycling in nature.



A WORD FROM THE OWNER...

"Let us tell you about this house.

Before we even lived here, this place already held a special place in our hearts. For a birthday in July 2019, before we had even exchanged, my husband gifted me a drawing of this house. We wanted it so much that it became a kind of manifestation, a symbol of the life we hoped to build here. That illustration now hangs framed in our corridor, and we'll always treasure it as a reminder of what this home has meant to us.

It became our oasis during the chaos of the pandemic, and until a few months ago, we truly thought it would be our forever home. We never wanted to leave. This house, and the community we've found here in Leyton, are really special.

Here you get that rare, village like lifestyle while still being in the heart of London. People look out for one another, and there's a genuine sense of community. Recently, an opportunity came up for us to relocate to the States, and we've decided to take the plunge. But saying goodbye to this house is the hardest part of all.

The home itself is amazing, if I may say so, so spacious, full of light, and so conveniently located. Deren's down the road has everything you need if you ever forget something on your big shop, and Yardarm is the perfect spot to unwind with friends after a long week. Families still play in the streets here, and that's

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Reception Room
10'9" x 10'9"

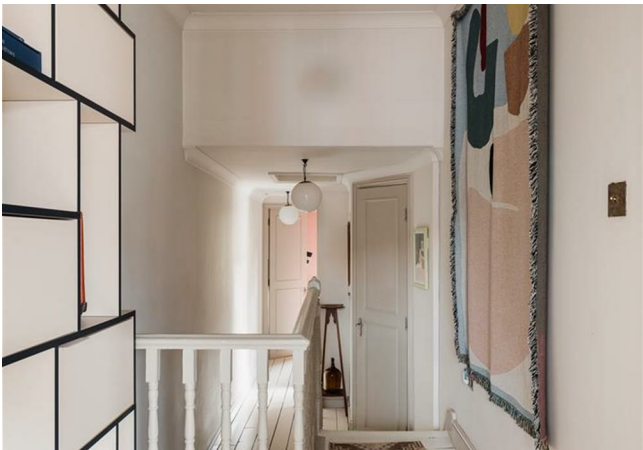
Reception Room
9'4" x 10'9"

WC

Kitchen / Diner
10'10" x 19'8"

Cellar
8'0" x 21'6"

Bedroom
15'10" x 11'0"



Bedroom
9'5" x 10'10"

Bathroom
6'10" x 6'5"

Bedroom
7'11" x 6'11"

Bedroom
11'1" x 9'2"

Garden
32'9"



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