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Mon - Sat
8 am - 6.30 pm

201

CHURCHILL
estates



Farmer Road,
Leyton

Offers In Excess Of
£705,000

Tenure : Freehold

Floor Area : 1323.00 sq ft

Local Authority : Waltham Forest

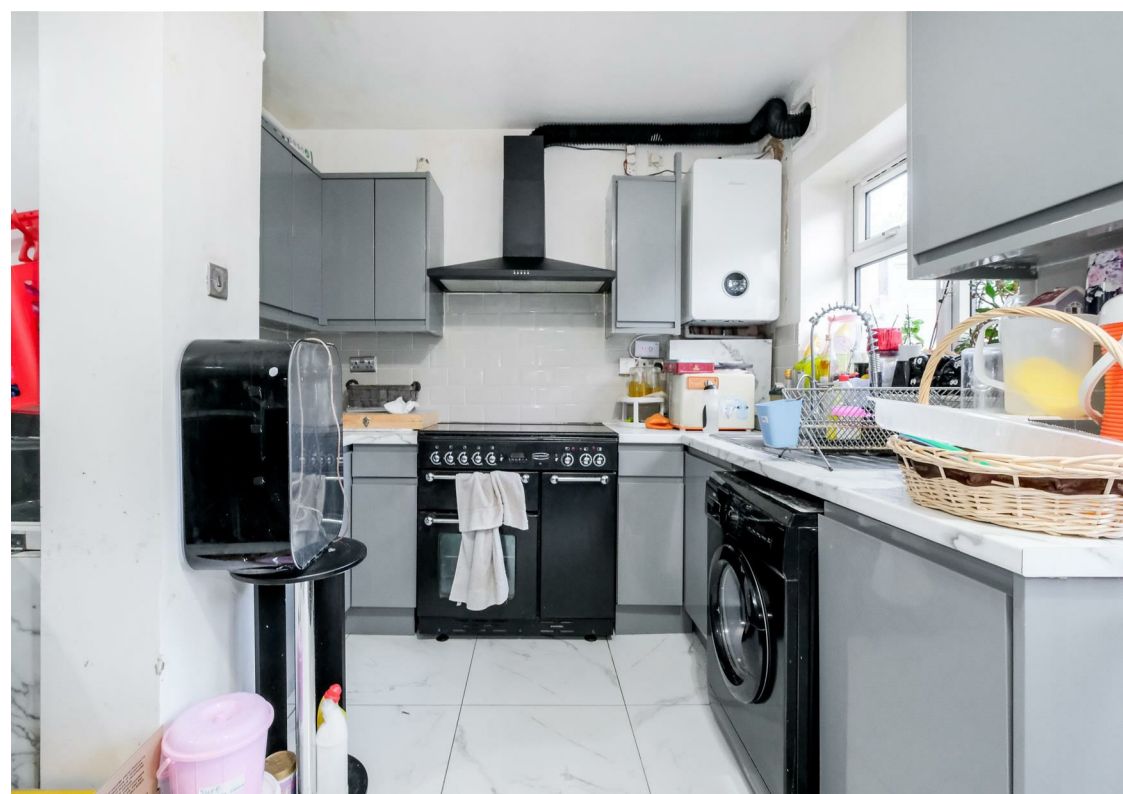
Council Tax Band : C

Bedrooms : 5

Receptions : 1

Bathrooms : 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

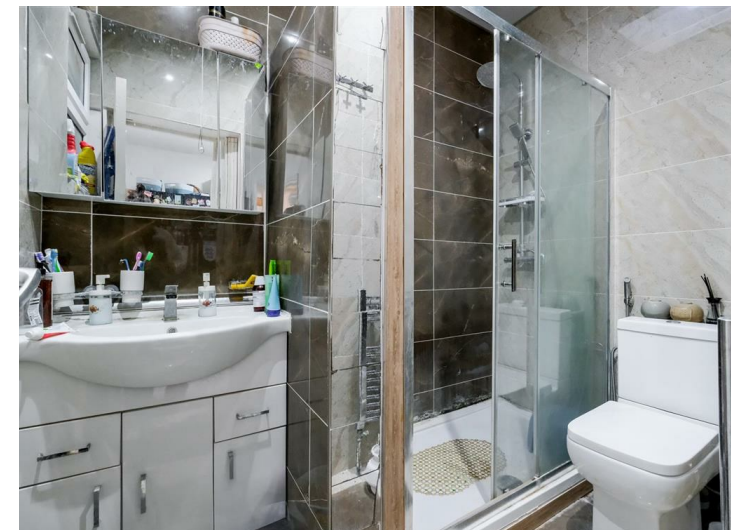


This older style mid terrace property offers generous living space, making it an ideal home for families or those seeking extra room to breathe., the well-designed layout maximises both comfort and functionality.

The house features five bedrooms, a bathroom to the top floor as well as a shower room to the ground floor. Outside, the property offers an enclosed garden , together with a useful garden store.

Located in Leyton, this home is well-connected to local amenities, including shops, schools, parks and the popular Francis Road/Leyton Village area making it an excellent choice for families.

In summary, this property on Farmer Road presents a great opportunity to acquire a spacious home in a popular location.







- Deceptively Spacious
- 5 Bedrooms
- Through Lounge
- Gas Central Heating
- Outbuilding
- Arranged over three floors
- 2 Bathrooms
- Fitted Kitchen
- Double Glazing





GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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To view call **0208 503 6060**

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