

## RICHMOND ROAD, LEYTONSTONE

Offers In Excess Of £900,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Victorian Terrace House
- Close to Francis Road
- Three Double Bedrooms
- Close to Leytonstone Station
- Potential to extend STP
- Cellar
- Brimming with Original Features
- Recently Renovated
- Utility Room

A spacious and immaculately presented three bedroom Victorian terrace, blending original features with a modern aesthetic. Recently renovated, with scope still to extend (STP), you're well situated, moments from Francis Road and Leyton High Road.

Leytonstone Station is just a ten minute walk away. From here, the Central Line offers direct, fourteen minute journeys to Liverpool Street.

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0203 397 2222

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hello11@stowbrothers.com  
0203 397 2222

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hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

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## IF YOU LIVED HERE...

Approach the classic front facade of your home, step through the front door and turn right into the reception room. This classic Victorian space, updated with modern finishes, is bathed in natural light from the bay window. The walls are elegantly finished in slate grey, complemented by ornate crown moulding. Original wood flooring stretches underfoot, and a large, vintage fireplace stands as the focal point. Adjacent, you have a generous sized utility room, along with a storage area and single WC finished in slate blue.

At the rear, your kitchen and dining area is exceptional, featuring an open flow design, abundant natural light, and bespoke finishes. Painted in blush pink with original wood floors underfoot, the kitchen includes a classic Smeg range cooker, navy blue cabinetry, brass hardware, and striking marble worktops that extend into the splashbacks. The dining space overlooks the garden through oversized, teal framed windows and patio doors, while a vintage fireplace adds original character. You also have a cellar downstairs.

Upstairs, three generously sized double bedrooms feature original floorboards. The largest, spanning 215 square feet, is framed with blush pink textured walls, classic wardrobes, and windows framed in slate blue. Adjacent, a smaller room blends teal and blush pink, while the third sits in neutral tones with a vintage

fireplace. The first floor bathroom, bright and modern, showcases blush pink mosaic tiles and a spacious tub, complemented by blue accents, two sinks, a rainfall shower, and brass hardware.

Your local area has plenty to offer. Filly Brook, a bar and restaurant featuring craft beer, natural wines, and rotating food vendors, is just four minutes away. Closer to home, The Heathcote and Star, your new local, is just two minutes from your front door. For a delicious pastry and artisanal coffee, head to Unity Cafe, two minutes away or Nasi Isda for great Japanese fare. For further options to wine and dine, Leyton Midland Road and Leyton High Road have plenty to offer. Keen to spend woodsy weekends in nature? Epping Forest is a twenty five minute walk away, and you can reach Wanstead Flats in just under twenty minutes.

## WHAT ELSE?

- The rear garden is a spacious and private retreat, enclosed by high fences. It features a well maintained lawn, pebbled sections, and a raised patio. Boxed areas for flowers and produce add to the garden's appeal.
- Parents will appreciate the high standard and numerous nature of nearby primary and secondary schools.
- Find your Zen at Yoga In The Stars, just a four minute walk away.



## A WORD FROM THE OWNER...

"We fell in love with the character features of this house when we first saw it: the high ceilings, large windows, cornicing, oversized fireplaces, but it needed a lot of updating. We have been carefully renovating it for the last five years and paying attention to all the small details to make a home that we will be really sad to leave. We opened up the garden room and the kitchen, and moved the downstairs toilet to make a utility/coat storage space connected to the kitchen, which makes a big through living space opening up onto the garden which is perfect for a young family. We have also seen the neighbourhood grow and change in the few years since we've lived here, we've made lots of friends we will be sad to say goodbye to. We often bump into people at the local coffee shop or pub at the end of the road. It's easy to meet other local parents, there is a strong community vibe centred around Francis Road, most recently with the Francis Road festival. We usually explore bits of Epping Forest on weekends, whether the Tea Hut at Wanstead, or Knights Bushes at Buckhurst Hill. For a variety of reasons we are moving out of London, but if we weren't we would definitely remain in this house and this neighbourhood - we are sad to leave!"

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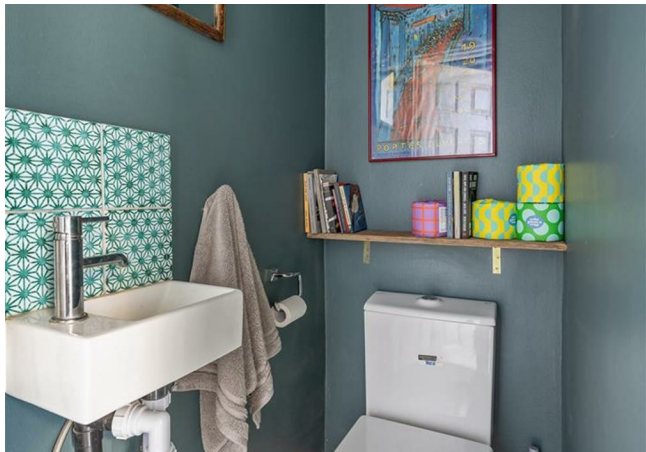
**Reception**  
11'5" x 11'11"

**Kitchen/Diner**  
10'9" x 24'9"

**Utility**  
11'11" x 10'0"

**Cellar**  
4'11" x 21'8"

**Bedroom**  
15'1" x 14'3"



**Bedroom**  
10'2" x 9'6"

**Bedroom**  
10'9" x 10'0"

**Bathroom**  
7'6" x 11'5"

**Garden**  
27'10" x 15'5"



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