



Leighton Road, W13  
£1,250,000

**Dexters**



## Leighton Road, W13

Laid out over three floors of bright, spacious, and airy accommodation, this fantastic five bedroom Edwardian house is perfectly positioned for a choice of two outstanding primary and an outstanding secondary school, with excellent access to a range of public transport options, including the Elizabeth line.

On arrival you will be impressed by this handsome house. The smart front doors leads to the reception hall and separate formal front reception room before you will come to the highly impressive kitchen-living room that looks out into the large, landscaped South facing garden, complete with mature Wisteria, fruit trees and shrubs. On the two upper floors, there are 5 bedrooms, a well fitted family bathroom and an additional shower room.

The house is in an excellent position for school choices, and has consistently been in catchment for Ofsted Outstanding rated Schools including both Fielding and Oaklands primaries and Elthorne Park High School.

Extended and renovated by the current owners to create an outstanding home full of warmth and charm. Ready for a purchaser to just move in and enjoy straight away, so early viewing comes highly recommended.

### Features

- Edwardian House
- Excellent Condition
- Under Floor Heating
- Fully Extended
- Ofsted outstanding schools
- Large South Facing Garden



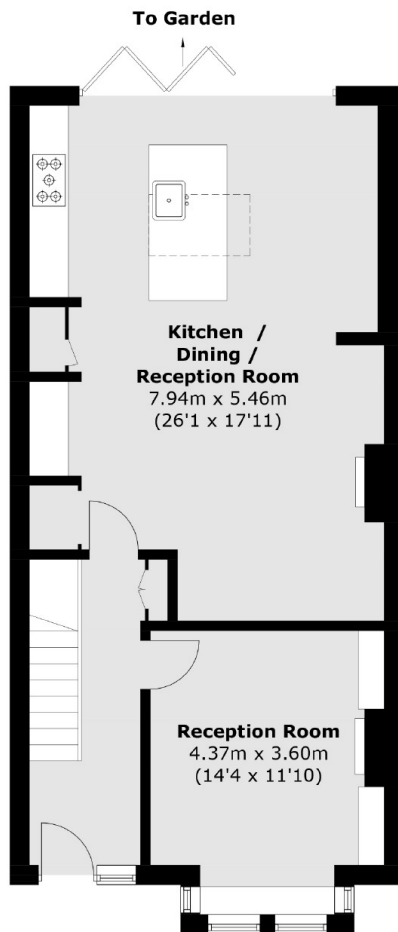




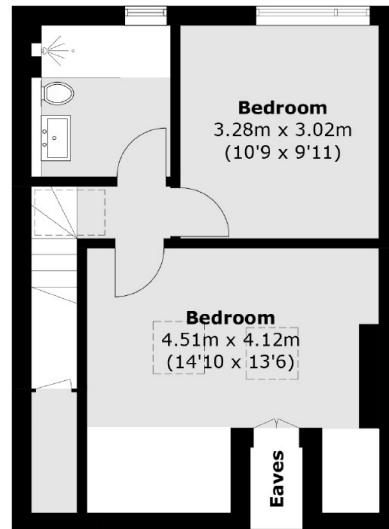




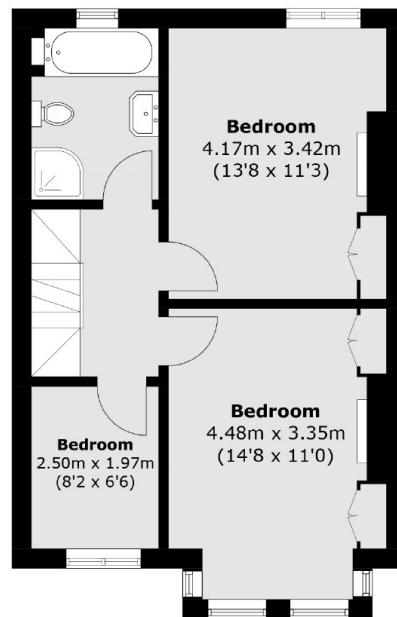
Leighton Road,  
London, W13



**Ground Floor**



**Second Floor**



**First Floor**

Total area (approx.): 149.7 sq. m (1,611.4 sq. ft)  
(Excluding Eaves)

**Dexters**

Northfields  
140 Northfield Avenue  
London  
W13 9SB  
Sales  
020 8545 8588

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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Estate Agent  
and Letting Agent

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