



P Permit holders only **BWR**
Mon - Sat
8 am - 6.30 pm

123

CHURCHILL
estates



Farmer Road,
Leyton

Guide Price £625,000

Tenure : Freehold

Floor Area : 904.00 sq ft

Local Authority :

Council Tax Band : C

Bedrooms : 2

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Price Guide £625,000 - £650,000

This charming two-bedroom Victorian terraced home offers characterful period living and well-proportioned accommodation throughout, set behind an attractive bay-fronted façade on a sought-after residential road in the heart of Leyton. The welcoming entrance hallway and staircase rising to the first floor, leads through to two separate reception rooms the front room enjoying a lovely bay window, decorative period fireplace and elegant corning, while the second reception to the rear provides flexible space ideal for dining or relaxing. The fitted kitchen sits to the back of the property, offering ample storage, generous worktop space and room for appliances, with a window overlooking the garden and direct access outside. Upstairs, the home provides two bedrooms, including a comfortable principal double, alongside a well-appointed family bathroom with a bath, pedestal basin, WC and heated towel rail. To the rear, a private paved garden offers a pleasant low-maintenance outdoor space with a storage shed perfect for entertaining or unwinding. Offered to the market freehold and retaining a wealth of period charm while providing scope to put your own stamp on it, this is a wonderful opportunity for first-time buyers and families alike.

Farmer Road is a highly convenient and well-connected residential turning, ideally placed for the extensive transport, shopping and leisure amenities of Leyton and the wider area. Leyton Midland Road station (London Overground) lies just approximately 0.1 miles away, around a three-minute walk with Leyton and Leytonstone Underground stations (Central line) also within easy reach, providing swift and direct access into the City, Stratford and central London. The property is exceptionally well positioned for families, falling close to a number of well-regarded local schools, while the open green spaces of the Olympic Park, Hackney Marshes and the Walthamstow Wetlands are all nearby for weekend escapes. The vibrant cafés, independent shops and restaurants of Francis Road and Leyton High Road are moments away, offering a fantastic sense of community and all the lifestyle amenities of this ever-popular East London neighbourhood.

Early viewing is highly recommended.





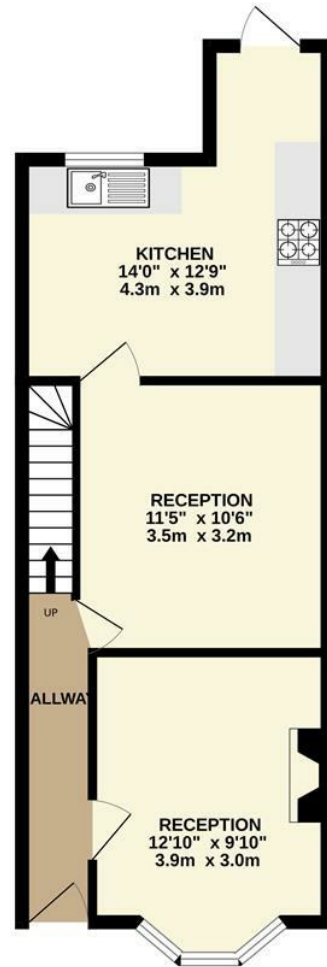


- Victorian Attractive Bay-Fronted Period Façade
- Rear Extended
- Immaculate Condition
- Moments From Leyton Village And Leyton High Road Cafés, Shops And Restaurants
- Fitted Kitchen With Garden Access
- Two Double Bedrooms
- Two Receptions
- Great Size Garden
- Wealth Of Period Charm With Scope To Modernise
- Leyton Midland Road Station (Weaver Line) Approx. 0.1 Miles — Around A 3-Minute Walk





GROUND FLOOR



1ST FLOOR



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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