



Total Area (Excluding Eaves Storage, Balcony & Cellar): 125.0 m<sup>2</sup> ... 1346 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Reception  
11'1" x 13'1"

WC

Utility

Kitchen/Diner  
16'4" x 24'4"

Bedroom  
5'8" x 6'6"

Bedroom  
11'1" x 13'1"

Bedroom  
9'3" x 11'6"

Bathroom  
7'6" x 8'2"

Bedroom  
13'2" x 14'2"

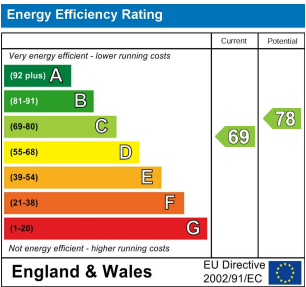
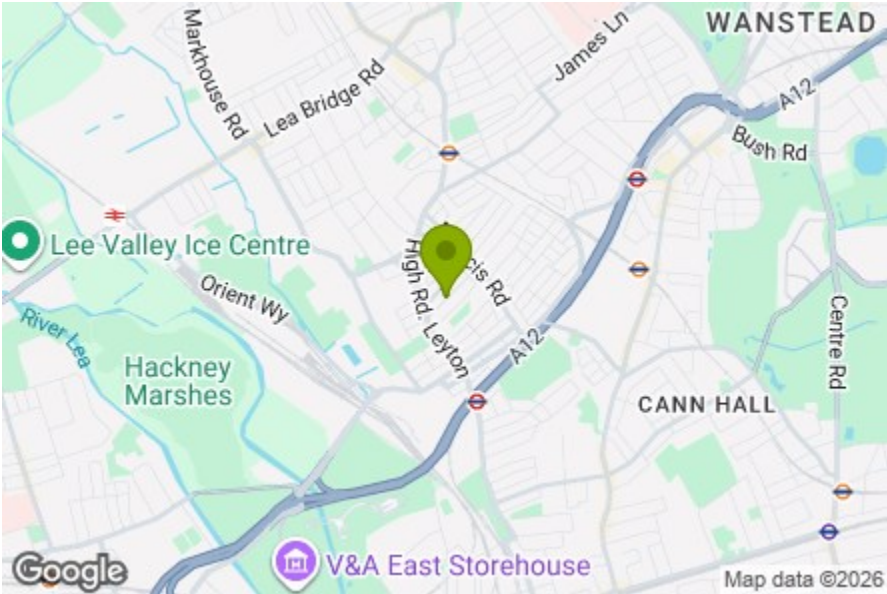
Ensuite

Eaves Storage

Balcony  
8'0" x 3'9"

Cellar  
17'0"

Garden  
38'2" x 11'11"



## TYNDALL ROAD, LEYTON

### Offers In Excess Of £950,000 Freehold 4 Bed House



#### Features:

- Four Bedrooms
- Victorian Semi Detached House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Extended Kitchen Diner
- Secluded Rear Garden
- Two Bathrooms
- Downstairs Utility WC
- Francis Road Location
- Quiet Residential Street

Beautifully presented throughout, this Victorian semi-detached home sits on a quiet residential street close to Francis Road and offers generous accommodation arranged over three well-planned floors. Four bedrooms provide excellent versatility, supported by two bathrooms and a convenient downstairs utility WC. The extended kitchen diner forms a natural hub for everyday living, complemented by a secluded rear garden that feels wonderfully private. Thoughtfully updated while retaining its period charm, the property provides a harmonious and inviting setting in one of Leyton's most sought-after neighbourhoods.

REQUEST A VIEWING  
0203 397 9797

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

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

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

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
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#### IF YOU LIVED HERE...

An elegant hallway sets the tone for the home, with patterned flooring and a sweeping staircase creating a confident first impression. Its sense of height and considered detailing guide you through to the reception room, where a finely crafted fireplace and warm timber flooring complement the soft light drawn in through the bay window. The WC nearby introduces a playful burst of pattern and colour, balanced by refined finishing touches. Further along, the kitchen/dining area forms a beautifully arranged heart of the home. Skylights and full-width glazing keep the room naturally lifted, while herringbone flooring and patterned tiles bring character and rhythm. Thoughtfully designed cabinetry and a fluid layout make cooking, dining and unwinding feel effortless, and the garden beyond adds a leafy, relaxed backdrop. Mature planting frames the lawn and paved terrace, giving the outdoor setting an inviting, settled feel. The utility room sits just off the kitchen and offers neatly organised storage for everyday tasks, while the cellar provides additional versatility. Upstairs, the first bedroom features a generous bay window and warm tones that create a quietly welcoming atmosphere. The second bedroom carries a similarly gentle feel, with soft colours and an outlook that adds a pleasing sense of openness. A smaller third bedroom is arranged with simplicity and practicality in mind. The bathroom brings a more expressive note through rich panelling, patterned flooring and blue tiling, anchored by a sculptural freestanding bath that elevates the room's

serene character. The loft level offers a bright retreat, enhanced by skylights and full-height glazing. Timber flooring adds warmth throughout, while the balcony provides a peaceful spot for fresh air and far-reaching views. Completing this floor, the ensuite continues the home's thoughtful palette for a cohesive finish. Tucked into a lively pocket of Leyton, this location enjoys a great mix of green space, independent spots and strong local schools. Just a short walk away, Francis Road offers a charming, pedestrian-friendly stretch filled with favourites like Marmelo Kitchen, known for its seasonal plates, Yardarm with its curated wines and deli produce, and the much-loved Northcote Arms, alongside a popular weekend market and a growing collection of neighbourhood traders. For outdoor time, both Leyton Jubilee Park and Queen Elizabeth Olympic Park are within easy reach, offering wide open spaces, play areas and scenic walking routes. Families are particularly well served, with a number of highly regarded schools in the area, including the outstanding Newport Primary School around a five-minute walk from the front door.

**WHAT ELSE?** Excellent transport links add to the area's appeal, with Leyton Station roughly ten minutes away for quick Central line connections. Leyton Midland Road is also within easy reach at around a fifteen-minute walk, providing Overground services across the borough and beyond.



#### A WORD FROM THE OWNER...

"We have spent the last few years updating and extending our home and it will be sad to leave! It's a wonderfully quiet road, right by so many of the local features like Francis Road, Leyton Midland and there's 3 great pubs within a 10 minute walk. We've also found it easy to explore Hackney with a short cycle ride and the local parks are super too. What more could you want!!"

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