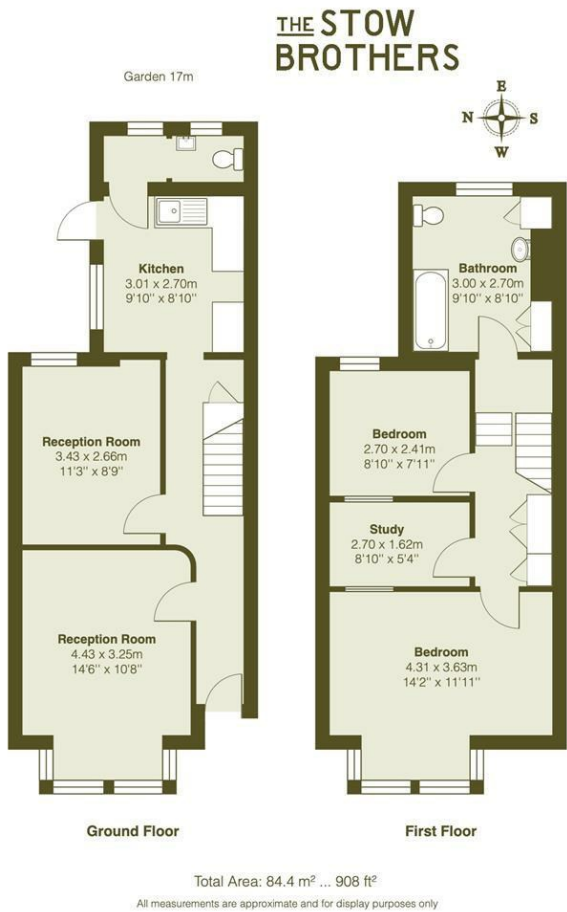




Reception Room
14'6" x 10'7"

Reception Room
11'3" x 8'8"

Kitchen
9'10" x 8'10"

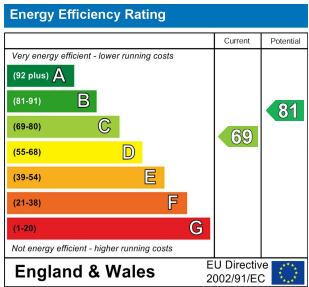
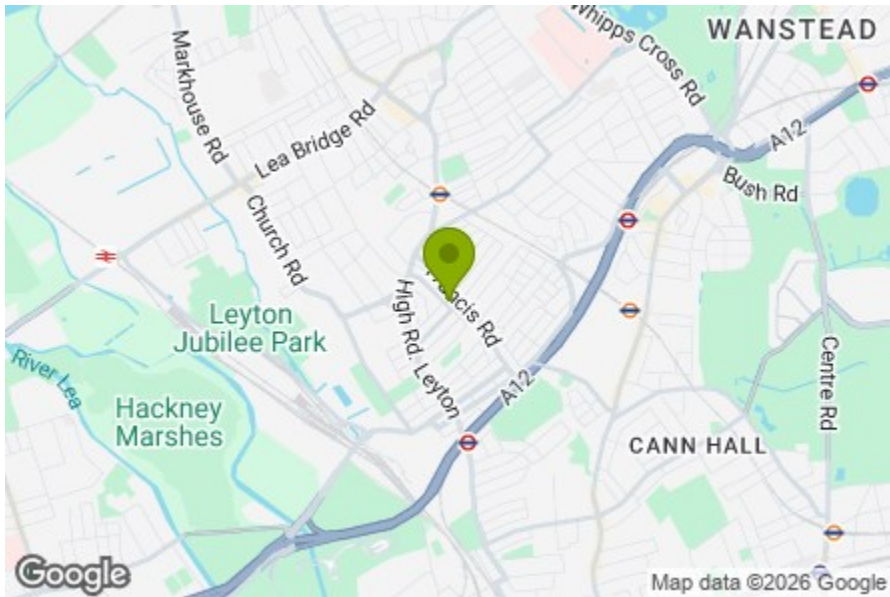
Bedroom
14'1" x 11'10"

Study
8'10" x 5'3"

Bedroom
8'10" x 7'10"

Bathroom
9'10" x 8'10"

Garden
55'9"



DAWLISH ROAD, LEYTON
Offers In Excess Of £650,000 Freehold
3 Bed House



Features:

- Victorian Terrace House
- Chain Free
- Stripped Wooden Floors
- First Floor Bathroom
- Secluded Rear Garden
- Francis Road Location

A characterful Victorian terrace in the heart of Leyton's Francis Road neighbourhood, offering two bedrooms plus a separate study or occasional room, a secluded rear garden and plenty of period warmth. Chain free and extending to around 908 square feet, stripped wooden floors run through much of the home, while the flexible layout gives you useful extra space without losing its traditional character.

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IF YOU LIVED HERE...

The ground floor begins with a generous front reception, where the bay window brings in plenty of natural light and stripped wooden flooring adds warmth underfoot. A second reception sits behind, giving you two distinct living spaces and plenty of flexibility for everyday life. Continue towards the rear and you'll find the separate kitchen, which leads directly out to the secluded garden. Upstairs, the layout is particularly versatile. The principal bedroom spans the front of the house, with a second bedroom positioned towards the rear. Between the two is a separate study, a useful additional room that works equally well as a dedicated home office or occasional guest room, adding welcome flexibility to the two-bedroom layout. The first-floor bathroom sits at the rear and includes a bath and separate shower. Outside, the rear garden extends to around 17 metres, giving you a generous and tucked-away outdoor space. Combined with the two reception rooms and additional study upstairs, there's a lovely sense of flexibility throughout.

WHAT ELSE?...

- Francis Road is right on your doorstep, with its independent cafés, shops and neighbourhood favourites including Yardarm.
- Leyton Underground and Leyton Midland Road Overground stations are both within easy reach, offering useful connections across London.
- Nearby green spaces include Leyton Jubilee Park, while Wanstead Flats and the wider Lea Valley provide even more room for long walks and weekends outdoors.



A WORD FROM THE EXPERT...

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy. The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be".

JOSEPH EARNSHAW
E10 BRANCH MANAGER

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