Total Area: 107.0 m² ... 1152 ft² (excluding cellar)

All measurements are approximate and for display purposes only

Reception
24'11" x 11'6"

Kitchen
16'0" x 9'1"

Sun Room
14'10" x 8'2"

Cellar
22'2" x 4'7"

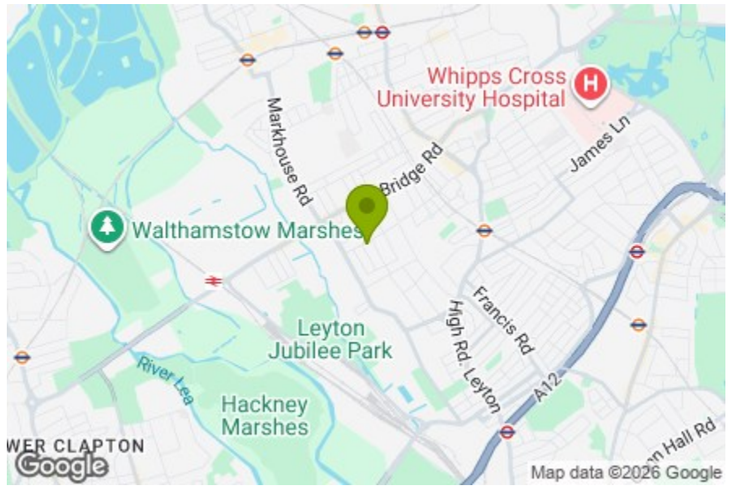
Bedroom
15'1" x 13'7"

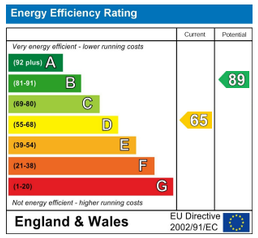
Bedroom
10'7" x 9'3"

Shower Room
7'2" x 6'0"

Bedroom
9'1" x 7'10"

Garden
39'4"





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CAPWORTH STREET, LEYTON

Offers In Excess Of £650,000 Freehold

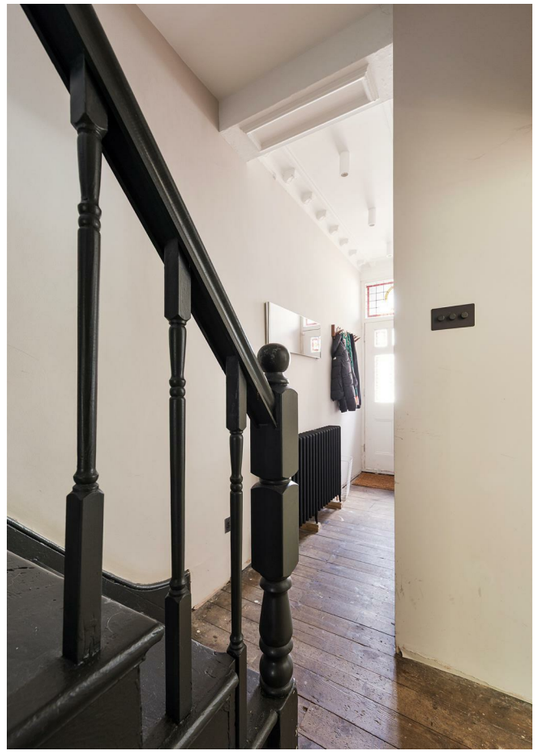
3 Bed House

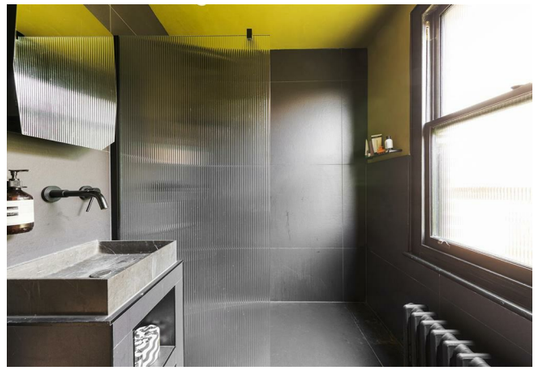
Features:

- Victorian Terrace
- Three Bedrooms
- No Chain
- First Floor Bathroom
- Ideal for Someone Looking for a Project
- Private Rear Garden

A characterful three bedroom Victorian terrace with a private rear garden, first floor bathroom and plenty of scope for a new owner to make it their own. Offered with no onward chain, it sits on a friendly residential street in Leyton, within easy reach of Francis Road's independent shops and cafés, the green open spaces of Coronation Gardens and excellent transport links into the City.

REQUEST A VIEWING
0203 397 9797





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IF YOU LIVED HERE...

Stepping inside, the entrance hall leads through to the generous front reception, where a wide bay window fills the room with natural light. Original proportions give you an excellent starting point, while the overall layout offers plenty of opportunities to refresh and personalise over time. Beyond, the kitchen sits at the heart of the ground floor with access through to a bright sun room overlooking the garden, creating a natural connection between the indoor and outdoor spaces. The private rear garden is ready to be reimagined into a peaceful spot for entertaining, gardening or simply enjoying warmer days. A useful cellar provides additional storage beneath the house.

Upstairs, the first floor unfolds into three bedrooms arranged around the landing. The principal bedroom spans the full width of the front of the house, while a second double bedroom sits to the rear overlooking the garden. A third bedroom offers flexibility as a nursery, study or guest room. The family bathroom is also located on this floor, making the layout practical for everyday living. While the house would benefit from updating, the solid Victorian proportions, straightforward layout and abundance of natural light provide the perfect canvas for creating a home that reflects your own style and needs.

WHAT ELSE?

- Leyton Midland Road Overground and Leyton Underground stations are both within easy reach, offering straightforward connections across London.
- Francis Road has become one of Leyton's best-loved destinations, with favourites including Yardarm, Dreamhouse Records, Marmelo Kitchen and Perky Blenders for weekend coffee and leisurely afternoons.
- Coronation Gardens, Jubilee Park and the Queen Elizabeth Olympic Park are all nearby, giving you plenty of green space, sports facilities and walking routes close to home.

A WORD FROM THE OWNER...

"We spent five wonderful years in this home, lovingly renovating it into the space it is today before relocating abroad — and it's a place we'll always look back on fondly.

The neighbourhood is a huge part of what made it so special. Our mornings almost always started the same way: a flat white from Blondies or something from La Pinch deli, then straight into Jubilee Park for the dog walk — a loop we never got tired of. Frances Road became a regular haunt too, with its brilliant cafes and independent spots that always had something new to discover.

For longer stretches of fresh air, Hackney Marshes is right on the doorstep — perfect for a proper run or just clearing your head. And beyond all of that, it's the community feel that really sets the area apart. Great neighbours, walkable streets, and that rare sense that everything you need is genuinely close by."

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