



Reception Room  
16'2" x 22'6"

Kitchen/Diner  
15'10" x 19'6"

WC  
5'7" x 4'5"

Bedroom  
23'7" x 12'8"

Bedroom  
11'0" x 10'10"

Bedroom  
10'6" x 12'4"

Bathroom  
5'11" x 10'0"

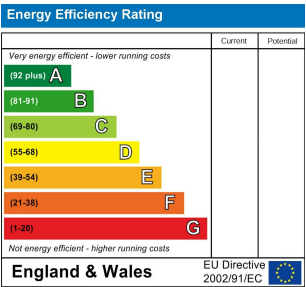
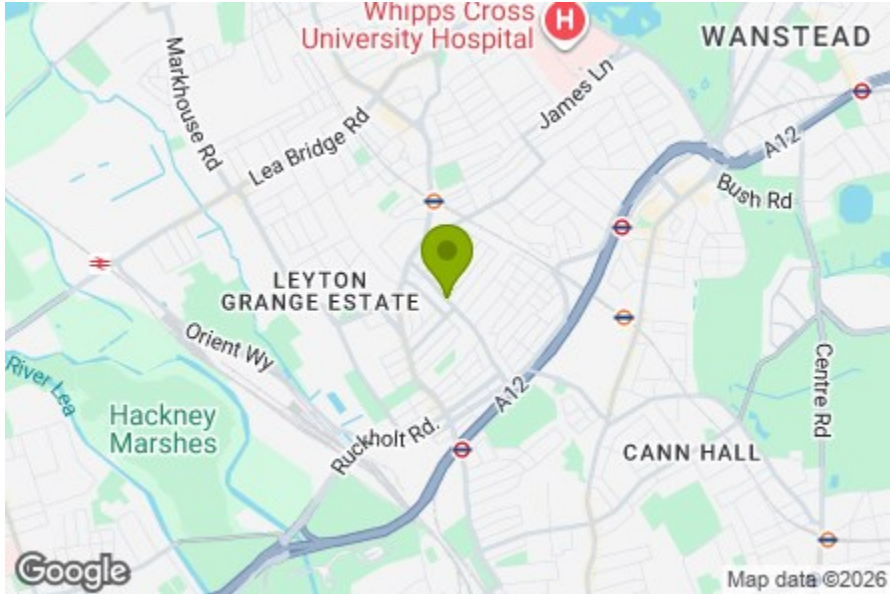
Bedroom  
16'5" x 15'2"

Ensuite  
6'3" x 9'6"

Walk in Wardrobe  
6'3" x 6'0"

Eaves Storage

Garden  
17'8" x 21'3"



## FRANCIS ROAD, LEYTON

### Offers In Excess Of £1,200,000 Freehold 4 Bed House



#### Features:

- Four Double Bedorom Freehold House
- Expansive Reception Room
- Open Plan Kitchen Diner with Underfloor Heating
- Leading Through to South Facing Garden
- Side Access
- Large Family Bathroom
- Principal Room with Dressing Room and En-Suite
- Immaculately Finished Throughout
- Sought After Location

A sensitively reworked four-bedroom family home set along the much-loved stretch of Leyton's Francis Road, where independent shops, cafés and a strong neighbourhood spirit define everyday life. This is a generous house that has been thoughtfully designed, balancing original proportions with a calm, contemporary finish, right at the heart of one of East London's most sought-after communities. Tastefully modernised and well connected for both Overground and Underground services, this home balances period character with artful interiors, shaped around the everyday rhythm of East London life.

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#### IF YOU LIVED HERE...

Beyond its glass entryway, you'll enter an expansive reception room that immediately sets the tone. Generous in scale and filled with natural light, it's a space designed for both everyday living and entertaining, with carefully chosen finishes, bespoke joinery and a layout that allows the room to breathe. The sense of flow continues through to the rear of the house, where the architecture opens up beautifully.

At the back, an open plan kitchen and dining space forms the social heart of the home. Underfloor heating runs beneath wide timber flooring, while clean-lined cabinetry, open shelving and a central island create a kitchen that feels both practical and quietly elegant. Full-height glazing draws the garden into view and allows light to pour in throughout the day, with doors opening directly onto the south-facing garden, making it an easy extension of the living space in warmer months.

Upstairs, the home unfolds across two further floors. The principal bedroom is a true retreat, complete with a dedicated dressing room and a well-appointed en-suite, tucked away for privacy. Three further double bedrooms are arranged across the house, all generously proportioned and neatly finished, alongside a large family bathroom. Throughout, the house feels cohesive and

considered, immaculately presented, and clearly designed to evolve with family life.

Outside, the south-facing garden offers a peaceful backdrop, with space for dining, planting and quiet moments, while side access adds a practical touch rarely found on the street.

#### WHAT ELSE?

Francis Road's independent favourites are on your doorstep, including Yardarm, Marmelo and Loop, the rotating pop-up restaurant known for its seasonal menus and neighbourhood buzz. These sit alongside much-loved bakeries, wine shops, and local stores.

Green space is close at hand, with Hackney Marshes and Queen Elizabeth Olympic Park both within easy reach.

Well connected for commuting, with Leyton Midland Road Overground Station nearby and swift access to the wider transport network across East and Central London.

Parents will be pleased to know you are within proximity to several high-performing schools.



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

"It's been so joyful living on Francis Road. Flanked by two brilliant primary schools it feels safe and welcoming. We have witnessed the transition from speeding cars to pedestrianising the road and the safety and peace that has brought to the neighbourhood.

It blends feeling really connected, being able to nip across to the shop or hop on the tube into town with a feeling of being able to come home to a friendly place to live away from the hustle of London. The community here is the best.

It's now the right time to hand over our much loved house. We rebuilt it carefully from its bones over the last 9 years (we remember the moment where we could see earth to sky with only joists between!) and had some of the most special times here. Bringing home new babies, starting new ventures, cooking and hosting friends and family. We hope whoever lives here will love it and live it as much as we have."

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