



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 sq.m.) approx.
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.
Made with Mergo (2020)

Council: Waltham Forest | Council Tax Band: C | Floor Area: 1205.00 sq ft

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



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Farmer Road, Leyton, E10 5DJ
Offers In Excess Of £775,000 Freehold

Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



A substantial five bedroom Victorian period property, thoughtfully extended across both on the ground floor and into the loft, offering generous and versatile living accommodation in the heart of this thriving residential street in Leyton. The property retains the charm and character associated with its Victorian origins, while the extensions provide the additional space and flexibility increasingly sought after by modern families. The accommodation includes five bedrooms, two bathrooms and a separate WC, together with a useful utility room. To the rear is a private garden, providing a peaceful outdoor space and an excellent setting for entertaining, relaxing or family life. The property is ideally positioned within a strong and welcoming local community, with an excellent range of amenities close by. Leyton Midland Road Station is approximately 0.2 miles away, providing access via the Suffragette line, while regular bus services offer direct connections towards Walthamstow Central and Stratford.

For green space and recreation, Jack Cornwell Park is just a short stroll away, with Leyton Cricket Ground also nearby. Leyton's increasingly popular mix of independent shops, cafés, restaurants and bars can all be found within the surrounding area, giving the property a fantastic balance of community, convenience and connectivity.

A characterful and generously proportioned Victorian home, offering five bedrooms, extended living accommodation, two bathrooms, a WC, utility room and private garden, in a well-connected and vibrant Leyton location.

