



Reception Room
12'5" x 23'11"

Kitchen/ Diner
7'6" x 22'7"

WC

Bedroom
12'5" x 9'2"

Bedroom
7'2" x 12'1"

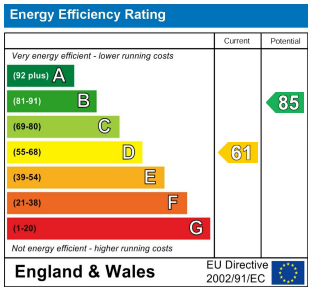
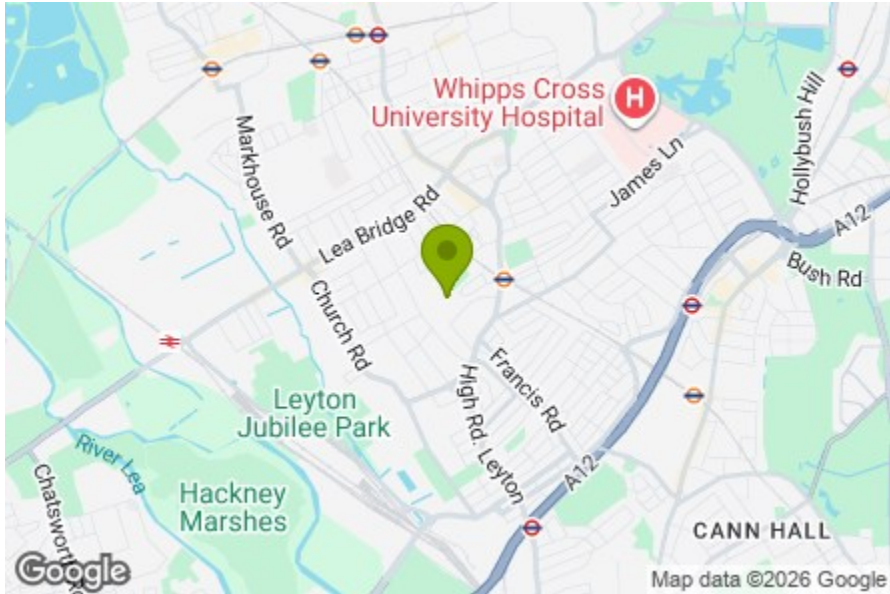
Bedroom
8'11" x 15'5"

Bathroom
7'5" x 7'6"

Bathroom
7'6" x 7'6"

Outside Space
4'6" x 29'0"

Garden
22'11" x 13'1"



FARMER ROAD, LEYTON

Offers In Excess Of £750,000 Freehold
3 Bed House - Semi-Detached



Features:

- Semi-Detached Family Home
- Three bedrooms
- Two Bathrooms
- Downstairs W/C
- Laid Out Over Three Floors
- Ground Floor Extended
- Short walk to Leyton Midland Road station
- 1143 sqft
- Rear Garden

Set on a quiet, well-connected no-through residential street, just a short walk from Leyton Midland Road station and the popular Tilbury Road, this semi-detached three-bedroom family home offers generous and thoughtfully arranged living space across three floors. Extended on the ground floor and complete with a private rear garden, the house combines plenty of space for family life with easy access to the parks, independent shops, cafés, restaurants and excellent transport links that make this part of Leyton such a popular place to live.

REQUEST A VIEWING
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E4 & N17
hello4@stowbrothers.com
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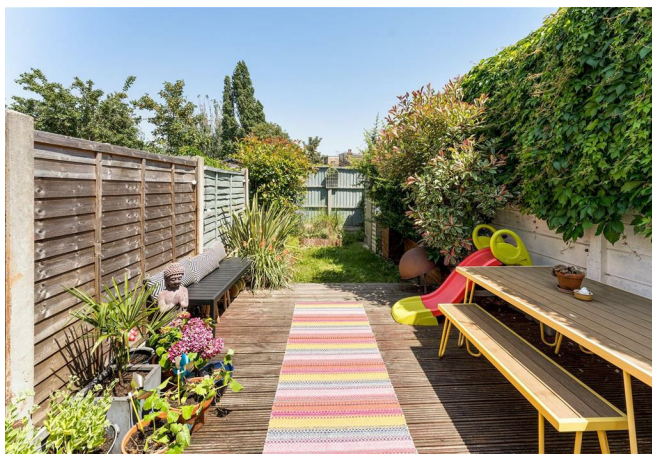
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IF YOU LIVED HERE...

Step through the front door into the hallway, where the stairs rise ahead. The house sits beside the closed-off section of the road, giving it a particularly peaceful setting with no through traffic. The generous double reception room stretches the full depth of the original house, with a bay window to the front and plenty of space for relaxing, dining and entertaining. Between the reception room and kitchen is a handy ground-floor WC.

To the rear, the ground-floor extension has created a long, sociable kitchen and dining space, with doors opening directly onto the garden. There's plenty of room for family meals and entertaining, while the garden itself offers space for planting, eating outside or simply unwinding at the end of the day.

Upstairs, the first floor is home to two well-proportioned bedrooms. The larger bedroom sits at the front of the house, while the second overlooks the rear garden. A generous family bathroom is also found on this level, complete with a freestanding bath and shower.

The second floor is dedicated to the third bedroom, which benefits from fitted wardrobes and useful eaves storage. Also on this level is a recently renovated bathroom with a large double shower, giving the top floor a comfortable and private

feel..

WHAT ELSE?

- Leyton Midland Road Overground is just a short walk away, while Leyton Underground on the Central Line and Walthamstow Central on the Victoria Line are both within easy reach, providing excellent connections across London.

- You are spoilt for choice when it comes to independent places to eat, drink and shop. Francis Road is home to much-loved local favourites including Marmelo Kitchen, Yardarm and Dreamhouse Records, as well as a bustling Saturday food market. Closer still, Tilbury Road is just a few minutes' walk away, with an ever-growing collection of independent cafés, bars and restaurants including Swirl natural wine bar, Chunk gelateria, Chop Shop, Crumbs, Wins bakery and Tun Café. Across the road, you'll also find Gravity Well brewery, Perky Blenders and the popular Burnt Smokehouse.

- Green space is another real strength of the location. Jack Cornwell Park sits just behind the house, with Brewster Road and Abbotts Park also close by. A short walk through Jubilee Park takes you to the wide-open spaces of Hackney Marshes, connecting Leyton with Hackney and offering miles of space for walking, running, cycling and weekend adventures.



WORD FROM THE OWNER...

"We moved from Dalston to Farmer Road with our six-month-old daughter eight years ago, and now also have three-year-old twins. We have all absolutely loved living in this house and being part of such a warm and welcoming community. We have a street whatsapp group and everyone gathers for festive drinks and carols in December. Leyton has a brilliant combination of great schools, independent businesses and local events. You can take a short stroll to Tilbury Road for coffee or breakfast in the morning, or gelato and drinks in the evening, or head to Francis Road on a Saturday for the bustling food market and regular community events through the year, often with live music out on the street. Our girls took their first steps in Jack Cornwell Park, just behind the house, and there are several other great parks within a ten-minute walk. Having Hackney Marshes so close has always been one of our favourite things about living here. Epping Forest and the Olympic Park are also only a short distance away, along with the recently opened V&A East Museum and Sadler's Wells East. Summer evenings in the garden will be another of the memories we cherish most from our time here. At sundown, a large group of parakeets flies low over the garden from the trees in the park behind the house. It's a special scene to witness. We could ramble on about everything we have loved about living here, but hopefully you can already tell how happy we have been. We hope it makes just as happy a home for the next people who get to enjoy it."

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