



Reception Room
12'8" x 10'5"

Reception Room
13'8" x 11'1"

Kitchen / Diner
18'8" x 13'8"

Bedroom
13'8" x 10'9"

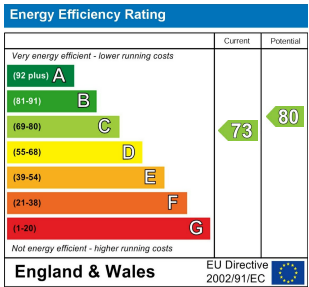
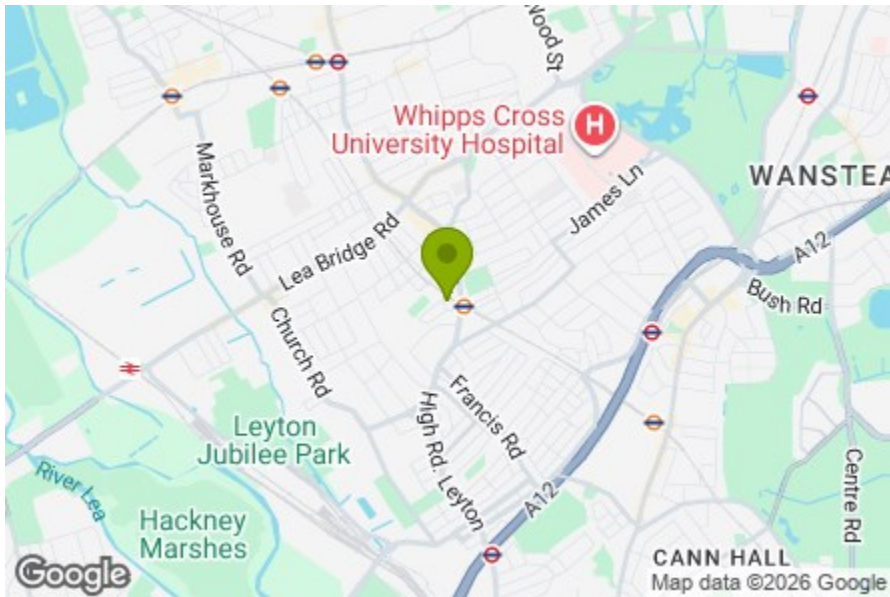
Bedroom
11'1" x 8'2"

Bedroom
16'11" x 10'10"

Bathroom
9'3" x 7'8"

Bathroom
9'9" x 6'10"

Garden
22'11"



FARMER ROAD, LEYTON

Offers In Excess Of £750,000 Freehold
3 Bed House - Mid Terrace



Features:

- Victorian Terrace
- Three Bedrooms
- Two Bathrooms
- Chain Free
- Laid Out Over Three Floors
- Beautifully Presented
- Stunning Full Width Extended Kitchen/Diner
- 1276sqft

This beautifully presented three bedroom Victorian terrace unfolds over three floors in a lively pocket of Leyton, moments from Tilbury Road's growing collection of independents and exceptionally well placed for transport. With two bathrooms and an extended full width kitchen and dining room, it is a home shaped for everyday family life.

REQUEST A VIEWING
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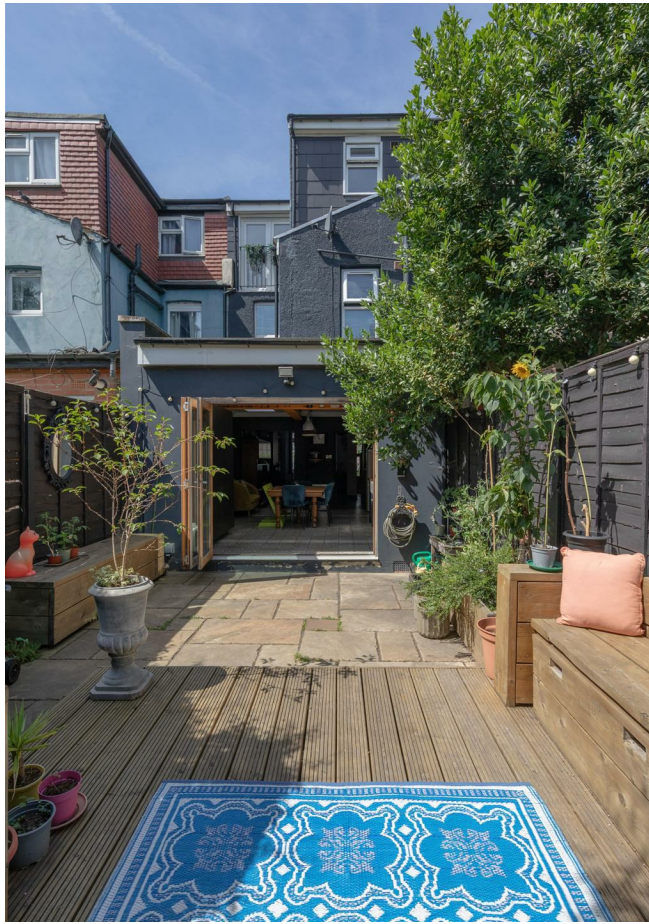
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IF YOU LIVED HERE...

Beyond the Victorian frontage, an open-plan double reception room stretches across the ground floor. The bay-fronted sitting area is filled with natural light, while the rear section offers a second place to relax, read or gather. Original character sits comfortably alongside timber flooring, exposed brickwork and contemporary finishes, giving the room warmth without feeling overdone. Thoughtfully designed bespoke understairs storage makes excellent use of the available space, providing a practical solution for keeping everyday essentials neatly tucked away.

At the back, the full width extended kitchen and dining room is the heart of the house. Skylights draw daylight from above, while broad glazed doors open directly onto the garden. There is generous room for cooking, dining and hosting, with a natural connection between indoors and out. At the front of the house, a bespoke Bikebox London storage box provides secure bike storage and includes an integrated irrigation system.

Two well-proportioned bedrooms and the family bathroom sit on the first floor. The principal bedroom occupies the top floor, alongside a second bathroom,

creating a quieter space away from the main living areas. Useful eaves storage runs along one side of the room, providing practical everyday storage without compromising the generous proportions. Throughout, the interiors feel cohesive, expressive and beautifully maintained, blending Victorian character with carefully chosen contemporary finishes.

WHAT ELSE?

- Tilbury Road is just a couple of minutes away, with Chunk, Wins Bakery, Chop Shop Tavern, Tun Café, Swirl Wine Bar and Azra among its independents. Nearby, you'll also find Perky Blenders, Gravity Well and Burnt Smokehouse, while Host and Tilbury Yard hold regular pop-ups, markets and events. Francis Road hosts a Saturday street food market too.
- Fitness fans have Hotpod Yoga Leyton and Fit As nearby, with Pause and Leyton Yoga also within easy walking distance along the High Road.
- Leyton Midland Road Station is moments away, while Walthamstow Central for the Victoria line and Leyton Station for the Central line are around an equal walking distance from the house, providing excellent connections across London.



WORD FROM THE EXPERT...

"Leyton has quietly become one of East London's most exciting places to put down roots. Independent businesses continue to open their doors, giving the neighbourhood a real sense of momentum while holding onto the friendly, welcoming atmosphere that people love. A Saturday might begin with the street food market on Francis Road before wandering over to Tilbury Road for a coffee, a browse, or one of London's best scoops from Chunk. Places like Wins Bakery, Chop Shop Tavern, Swirl Wine Bar, Gravity Well and Burnt Smokehouse mean there's always somewhere new to discover, while Host and Tilbury Yard regularly bring the community together with markets, pop-ups and local events.

What really makes this part of Leyton special is how well connected it is without losing its neighbourhood feel. With Leyton Midland Road on the doorstep and both Walthamstow Central and Leyton stations within easy walking distance, getting across London couldn't be simpler. Add excellent local schools, plenty of green spaces including Coronation Gardens and Jubilee Park, and a community that genuinely supports its independent businesses, and it's easy to see why so many people move here and stay. Leyton feels confident in its own identity, creative, welcoming and always evolving."

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