



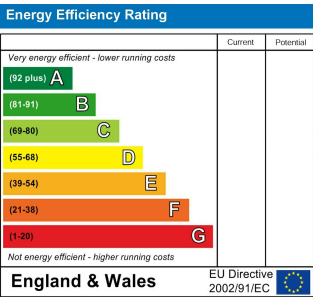
SKELTONS LANE, LEYTON
Offers In Excess Of £800,000 Freehold
5 Bed House - Terraced



Features:

- Five Bedrooms
- Victorian Terrace House
- Arranged Over Three Floors
- Extended Kitchen Diner
- Outbuilding
- Close to Leyton Midland Station

A substantial five-bedroom Victorian terrace arranged over three floors, with an extended kitchen diner, versatile outbuilding and over 1,290 sq ft of living space. Set on a residential street in Leyton, you're within easy reach of local cafés, green spaces and Leyton Midland Road station for straightforward connections across East London.



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Step inside and the sense of space is immediate. The ground floor unfolds from a generous front reception room, where the wide bay window draws in plenty of natural light. Neutral décor and warm flooring create a calm backdrop, while the proportions leave ample room for both relaxing and entertaining. To the rear, the home opens out into a substantial kitchen diner, thoughtfully extended to create a sociable heart of the house. Skylights and garden-facing glazing enhance the brightness, while the generous layout offers plenty of room for cooking, dining and gathering with friends and family. A contemporary family bathroom sits to the rear, alongside direct access to the garden.

Up on the first floor you'll find three bedrooms. The principal bedroom stretches across the full width of the house at the front, with two windows and plenty of room for storage. Two further bedrooms sit to the rear and centre of the floor, offering flexibility for growing families, guests or home working. The arrangement feels practical and well balanced, with each room enjoying good natural light.

The second floor provides two additional bedrooms and a modern shower room. The larger loft bedroom is particularly impressive, with useful eaves storage and enough space to create a peaceful retreat away from the rest of the home. Outside, the paved rear garden offers low-maintenance outdoor space, while the detached outbuilding provides valuable extra flexibility, whether used as a studio, workshop, gym or workspace.

WHAT ELSE?

Leyton Midland Road station is nearby, offering convenient Overground connections, while Leyton Underground station provides Central line services into the City and West End. Francis Road is within easy reach and packed with independent favourites including Yardarm, Marmelo Kitchen, Dreamhouse Records and Perky Blenders. For green space, both Coronation Gardens and Hackney Marshes are close by, while the Queen Elizabeth Olympic Park offers sporting facilities, waterside walks and year-round events.



A WORD FROM EXPERT...

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy. The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be".

JOSEPH EARNSHAW
E10 BRANCH MANAGER

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Reception Room
10'0" x 24'1"

Kitchen
13'3" x 19'7"

Bathroom
7'1" x 8'2"

Bedroom
13'1" x 12'0"

Bedroom
7'10" x 9'10"

Bedroom
8'2" x 8'7"



Bedroom
7'9" x 9'2"

Bedroom
7'6" x 18'6"

Shower Room
4'9" x 7'8"

Eaves Storage
Eaves Storage

Out Building
13'5" x 8'8"

Garden
approx 13'9" x 16'4"



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