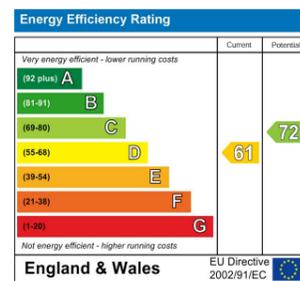
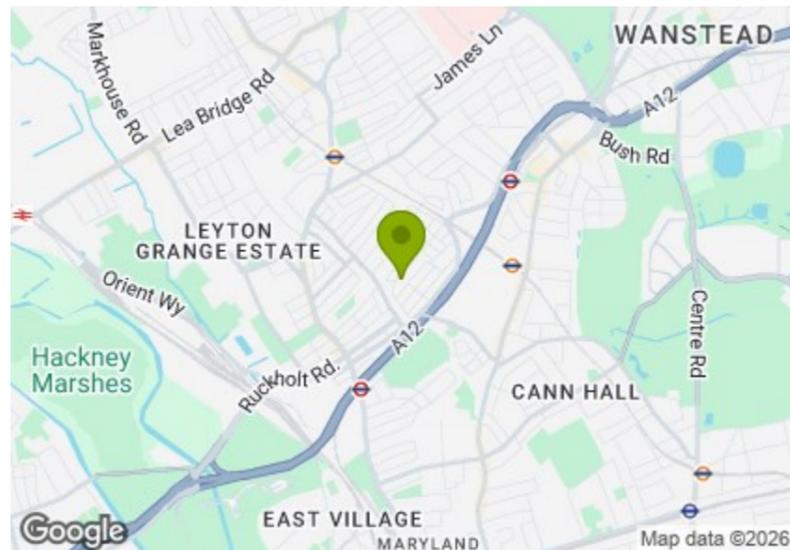




Total Area: 115.2 m<sup>2</sup> ... 1240 ft<sup>2</sup> (excluding eaves storage)  
 All measurements are approximate and for display purposes only



## RICHMOND ROAD, LEYTONSTONE

### Offers In Excess Of £950,000 Freehold

### 4 Bed House - End Terrace



#### Features:

- Victorian End of Terrace House
- Four Double Bedrooms
- Two Modern Bathrooms
- Extended Open Plan Kitchen-Diner
- Period Features
- Side Access
- Close to Francis Road
- Short Walk to Leyton & Leytonstone Stations

An elegant Victorian end-of-terrace home offering four well-proportioned double bedrooms and two modern bathrooms, this property blends classic character with considered updates. An extended open-plan kitchen-diner creates a generous backdrop for everyday living, while period features lend a sense of warmth and heritage throughout. Practical touches, including side access, add to its appeal. The location places you close to the independent cafés and shops around Francis Road and within a short walk of both Leyton and Leytonstone stations, keeping travel and local amenities effortlessly convenient.

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 0203 369 6444

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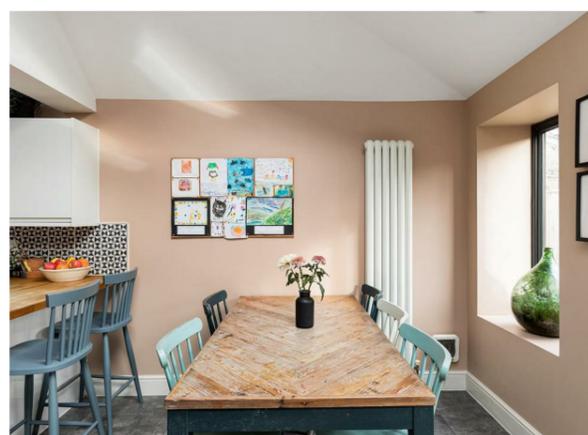
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IF YOU LIVED HERE...

Set within a handsome terraced row, this home introduces itself with a classic brick façade lifted by crisp white detailing. A neatly kept front garden and hedged approach lead to a recessed doorway framed by graceful arches, offering a warm and memorable first impression.

Inside, the reception room unfolds with an easy sense of flow, enhanced by wide floorboards and two distinct seating areas arranged around a characterful fireplace. A generous bay window draws in soft daylight, while original coving and decorative ceiling roses introduce elegant period detailing overhead. From here, the kitchen/diner emerges as a beautifully composed setting where refined tiling, generous work surfaces and clean-lined cabinetry come together with effortless harmony. Skylights pull natural light across the room, and the arrangement feels wonderfully inviting, encouraging slow breakfasts, lively gatherings and everything in-between. Glazed doors draw the garden into view, lending the room a graceful indoor-outdoor rhythm.

The south-west facing garden brings a quietly leafy feel, with mature planting enclosing a broad lawn and a paved terrace offering a gentle place for quiet outdoor moments.

Upstairs, the first floor holds two well-proportioned bedrooms. The front room feels beautifully well-balanced with fitted wardrobes and a warm backdrop, while the rear room enjoys a calm, reassuring feel with its outlook towards the garden. The bathroom pairs gentle green walls with crisp tiling and a full-length bath topped with an overhead

rain shower, creating a composed, polished finish.

The top floor hosts two further bedrooms. The front loft room feels particularly uplifting with skylights, wide views and its own neatly designed ensuite, while the rear bedroom offers a versatile setting well suited to a variety of arrangements.

This pocket of East London offers an appealing blend of village character and urban convenience. Francis Road sits close by, known for its independent spirit and relaxed charm, with favourite spots such as Marmelo Kitchen, Yardarm and The Northcote Arms, along with a pedestrian-friendly stretch that often hosts a lively weekend market. Leytonstone High Road brings further everyday amenities, from artisan treats at Wild Goose Bakery to popular neighbourhood dining at Bocca Bocca. Wanstead Flats, part of Epping Forest, offers wide, open scenery for long walks, while Queen Elizabeth Olympic Park provides a striking mix of waterways, sports facilities and cultural venues. Families benefit from excellent local schooling, including the outstanding Newport Primary School just a four-minute walk away.

WHAT ELSE?

Transport links are reassuringly convenient, with both Leyton and Leytonstone Underground stations just over ten minutes from the doorstep, offering swift connections across the city. For additional Overground options, Leytonstone High Road and Leyton Midland stations sit around fifteen minutes away, providing further routes for commuting or exploring wider London.



A WORD FROM THE OWNER...

"Richmond Road is a great place to live - close to Francis Road with the shops and market, outstanding local schools and easy walking distance to the tube and overground. We're lucky to have a pocket park right by the house that adds some greenery to the road and has been a place for our children to play.

We've done lots of building work to the house, adding bedrooms and extensions so as a buyer this means you'd be able to move in and concentrate on putting your stamp on the house without costly renovations. The kitchen is probably our favourite room, big enough for having friends over but also a quiet and sunny spot where you can lie on the sofa overlooking the garden.

The garden brings us happiness throughout the year, from the big cherry blossom and magnolia flowers in spring to the mature wisteria and roses in the summer and the brilliant autumn leaves. It's a lovely private space, with the side access providing extra width.

We'll be sorry to leave!"

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**Reception room**  
23'7" x 10'9"

**Kitchen/Diner**  
19'5" x 13'10"

**Bedroom**  
14'1" x 10'3"

**Bedroom**  
10'8" x 8'9"

**Bathroom**  
8'4" x 8'2"

**Bedroom**  
11'3" x 10'5"

**Eaves storage**

**Ensuite toilet / shower**

**Bedroom**  
9'2" x 8'1"

**Garden**  
29'6"



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