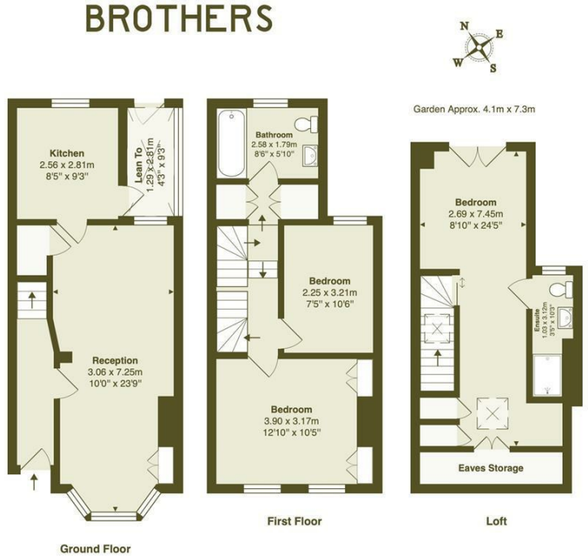
THE STOW BROTHERS



Total Area (Excluding Eaves Storage): 96.9 m² ... 1043 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Reception
10'0" x 23'9"

Kitchen
8'4" x 9'2"

Lean To
4'2" x 9'2"

Bedroom
12'9" x 10'4"

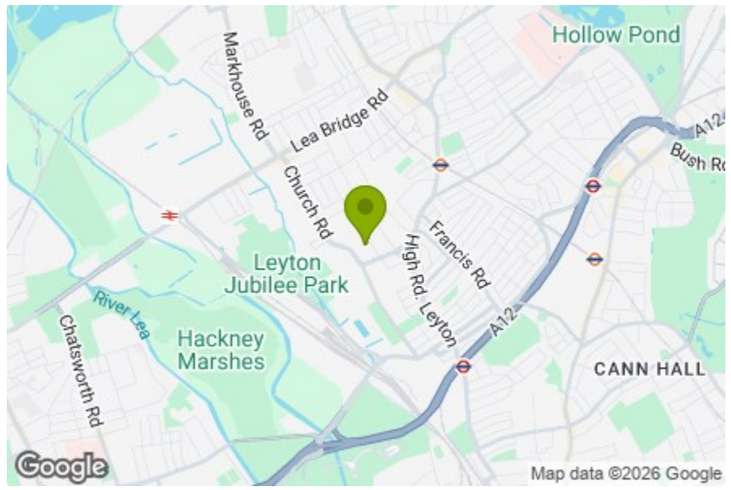
Bedroom
7'4" x 10'6"

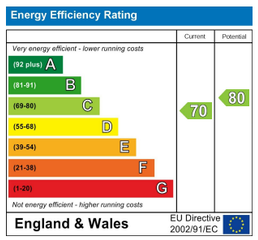
Bathroom
8'5" x 5'10"

Bedroom
8'9" x 24'5"

Ensuite
3'4" x 10'2"

Garden
13'5" x 23'11"





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E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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E18 & IG8
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CRESCENT ROAD, LEYTON

Offers In Excess Of £700,000 Freehold

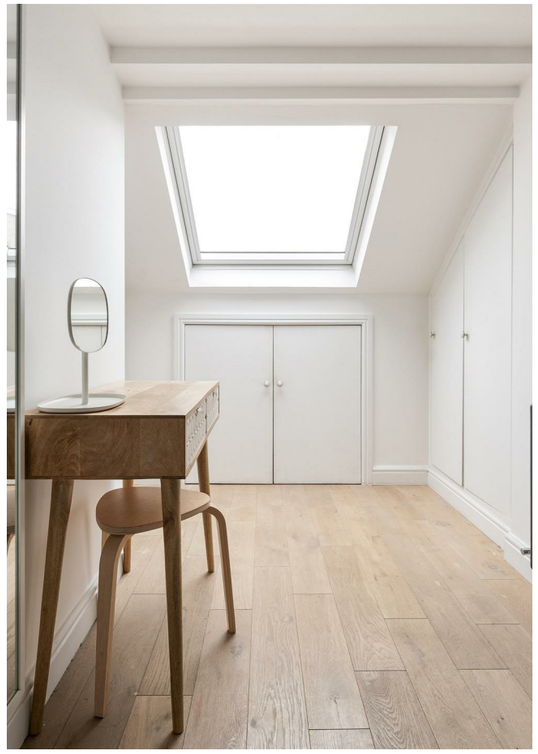
3 Bed House

Features:

- 3 Bedrooms
- Period Freehold House
- Approx. 1043 Square Feet
- Converted Loft with Ensuite
- Private Rear Garden
- Beautifully Presented
- Located on a Quiet Road
- Short Walk to Leyton Midland Park
- Short Walk to Leyton Midland Station

A beautifully presented three bedroom period home, set on a quiet residential street in Leyton. Arranged over three floors, with a thoughtfully converted loft, a private rear garden and plenty of original charm, this freehold home offers a lovely balance of character and contemporary comfort. Leyton Station (Central line), Leyton Midland Road Station (Suffragette/Overground line), independent cafés and local green spaces are all within easy reach.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

Step through the front door and into a welcoming reception room, where warm timber flooring, crisp white walls and a handsome fireplace create an inviting setting. The bay window brings in plenty of natural light, while the generous proportions allow for both lounging and dining. To the rear, the separate kitchen is finished with pale cabinetry, timber worktops and white tiled splashbacks, with a door leading directly out to the garden.

Outside, the private rear garden offers a peaceful spot to enjoy warmer days, with paved seating areas, raised planting beds and established greenery. It's an easy space to imagine making your own, whether enjoying a morning coffee or gathering with friends.

Upstairs, the first floor is home to two bedrooms, including a generous double with built-in storage, alongside a family bathroom with a bathtub and contemporary fittings. The converted loft provides a third bedroom, complete with its own ensuite shower room and useful eaves storage. Skylights bring natural light into this upper level, creating a bright and versatile retreat. Altogether, the home offers approximately 1,043 square feet of carefully arranged accommodation.

WHAT ELSE?...

- Leyton Station on the Central line is a short walk away, giving direct access to Stratford, the City and Central London. Leyton Midland Road Station, served by the Suffragette/Overground line, is also within walking distance.

- Nearby Francis Road is a favourite for independent shops, cafés and neighbourhood dining, including Yardarm and Strange Brew.

- Leyton Jubilee Park offers welcome green space close to home, while the wider neighbourhood has a lovely selection of local shops, bakeries and places to explore.



A WORD FROM THE 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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