



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"

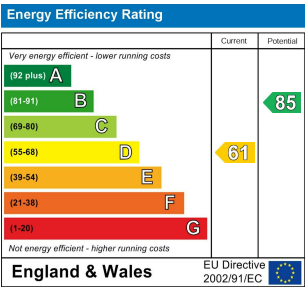
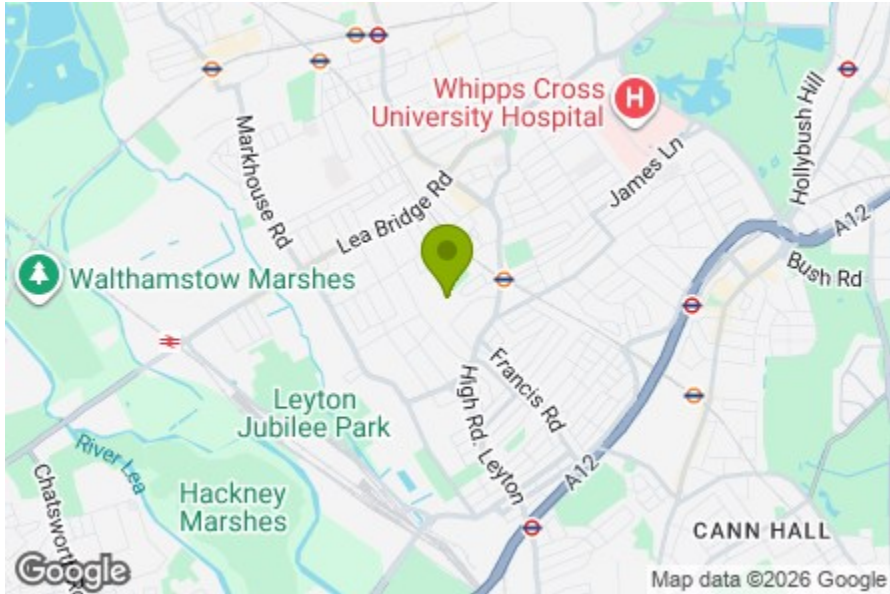
Bedroom
8'11" x 15'5"

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 well-connected residential street just a short walk from Leyton Midland Road station, this semi-detached three bedroom family home is arranged across three floors, offering thoughtfully laid out living space. Ground floor extended and complete with a rear garden, it strikes a lovely balance between generous family living and easy access to everything this popular part of Leyton has to offer.

REQUEST A VIEWING
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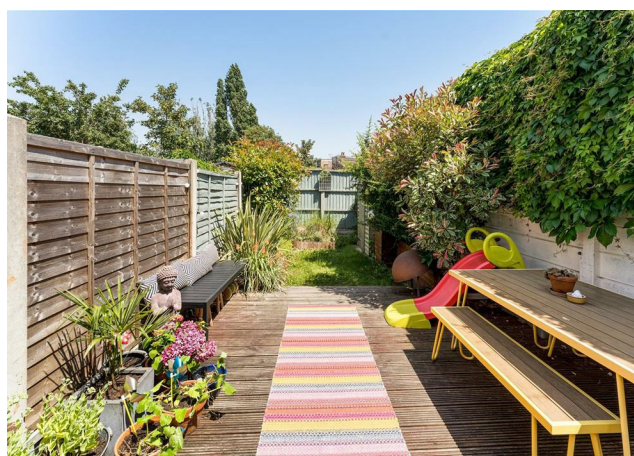
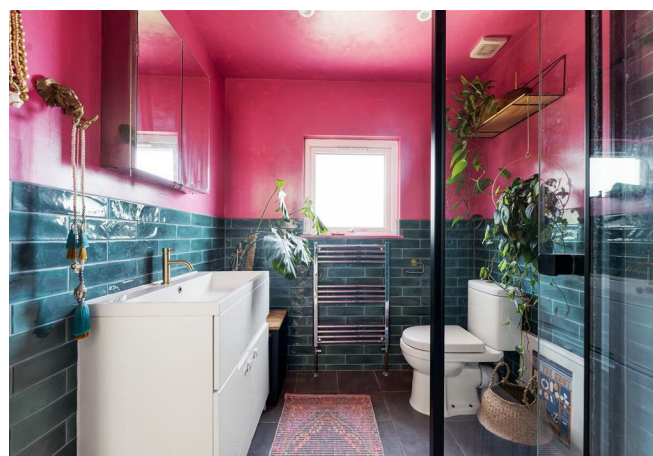
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IF YOU LIVED HERE...

Step through the front door and into the hallway, where the stairs rise ahead and a handy ground floor WC sits just off the entrance. The reception room stretches the full depth of the original house, with a bay window at the front and plenty of room for relaxing, dining or entertaining.

To the rear, the ground floor extension has created a long kitchen and dining room, with doors opening directly onto the garden. It's an easy, sociable layout, with the outdoor space offering room for planting, eating outside or unwinding at the end of the day.

Upstairs, the first floor is home to two bedrooms. The larger bedroom sits to the front, while the second overlooks the rear. A generous family bathroom, complete with both bath and separate shower, sits on this level too. The second floor is dedicated to the final bedroom, with useful eaves storage and a second bathroom, creating a peaceful top-floor retreat.

WHAT ELSE?

- Leyton Midland Road Overground is a short walk away, with Leyton Underground also within easy reach for Central line connections across London.
- Francis Road's much-loved independent cafés, bakeries and shops, including Marmelo Kitchen, Yardarm and Dreamhouse Records, are all close by.
- Coronation Gardens and the wide open spaces of Hackney Marshes are nearby, offering plenty of room for walks, sport and weekends outdoors.
- The area is within the catchment zones for the outstanding-rated Riverley and Willow Brook primary schools.



WORD FROM THE OWNER.....

"We moved from Dalston to Farmer Road with our six month old baby daughter eight years ago and now also have three year-old twins, so have sadly outgrown this house. It will be sad to leave a home that has given us all so many lovely memories and a special street community of wonderful people. We love Leyton life and are, therefore, only intending to move up the road to a place where our three girls have a bit more room to grow and store all of their dresses! Leyton offers a unique community of fantastic schools, independent business and great local events: take a short stroll down to Tilbury Arches or to Francis Road on a Saturday where there is a bustling food market, often with live music in the street. Our girls took their first steps in Jack Cornwell Park (behind the house) and there are several great parks within a ten-minute walk. The close proximity of Hackney marshes has always been one of our favourite things about living here. Epping Forest and the Olympic Park are only a short distance away. Summer evenings in the garden will be another of the memories we will cherish from our time here. At sundown every night, a large group of parakeets fly low over the garden from the trees in the park behind the house. It is a special scene to witness. We could ramble on about our appreciation of life here for ages, but feel you can probably already tell from these words how much we have loved living here. We hope it will make just as happy a home for the next people who get to enjoy it."

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