





# Farmer Road, London

Price Guide £750,000

Tenure : Freehold

Floor Area : 1040.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 4

Receptions : 2

Bathrooms : 2



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Situated in the highly sought after area of Leyton, this beautifully presented, loft extended Victorian home offers an exceptional opportunity to acquire a spacious family property in one of East London's most vibrant and well connected neighbourhoods.

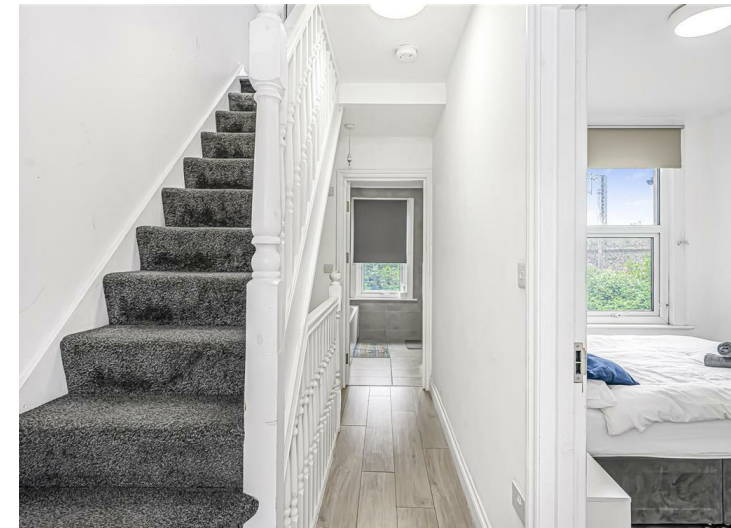
Offered to the market chain free, the property boasts four generous bedrooms, two modern bathrooms, and stylish accommodation arranged over three floors. Blending period character with contemporary finishes, the home has been thoughtfully modernised to provide comfortable family living. To the rear, a private garden offers the perfect space for outdoor dining, entertaining guests, or relaxing with family and friends.

Ideally positioned within walking distance of Leyton Midland Road Station on the Suffragette Line, the property benefits from excellent transport connections, providing easy access to Gospel Oak, Barking, and the wider London transport network.

For those who enjoy an active lifestyle, Leyton Sports Ground, Leyton County Cricket Club, and Leyton Leisure Centre with its swimming pool and gym are all just a short walk away.

The property is also conveniently located within walking distance of the ever popular Francis Road and Leyton Village, where you'll find an excellent selection of independent cafés, restaurants, bars, boutiques, and local shops, all contributing to the area's strong sense of community.

Combining spacious accommodation, a desirable Victorian style, modern interiors, excellent transport links, and an outstanding range of local amenities, this superb family home is ideally suited to buyers seeking the very best of Leyton living.





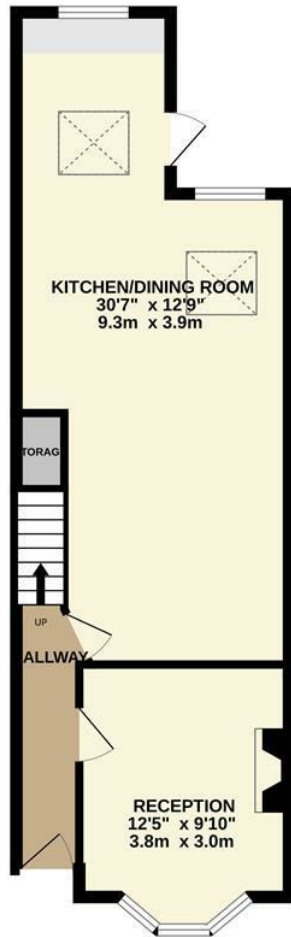


- Freehold
- 3 Piece Bathroom
- Short stroll to Leyton Midland Road Station
- Shower room in loft
- Double Glazed Windows
- Chain Free
- Loft Extended
- 2 Spacious Receptions
- Private Garden

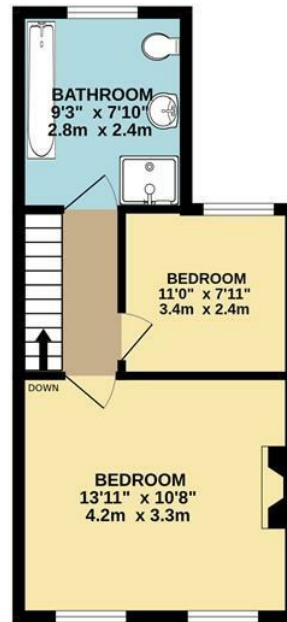
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GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR  
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.

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