

For memories made
and memories to come.

Farmer Road, Leyton E10

- ◆ Extended Victorian house
- ◆ Four bedrooms
- ◆ Two superb bathrooms
- ◆ Open-plan living space
- ◆ Stylish Plykea kitchen
- ◆ Beautifully designed throughout
- ◆ Private 32-foot rear garden
- ◆ Four-minutes from Overground

Tucked between parks, cricket grounds, and schools, yet just a four-minute stroll from Leyton High Road and the Overground at Leyton Midland Road, this impressive four-bedroom Victorian terraced home is ideally located for families and professionals alike.

The current owners have made several improvements in recent years. In 2021, the loft was fully converted, a UFH kitchen was installed in the extension with a two-zone Hive system, while a variety of matt black toggle switches were added throughout the house and the garden was updated with a new lawn and brick-paved path. In 2024, the family bathroom was renovated and is full of luxury touches.

STEP INSIDE

As you arrive, you're met with a handsome exterior – taken back to its original brickwork

in 2024 – with a colonnaded bay window and mouldings to the arched recessed entrance, set behind a slate-chipped front patio and new low brick walls.

Beyond the hallway, the ground floor has been opened up to create a bright living space extending from the front living room to the modern dining kitchen at the rear. Drenched in natural light by the canted bay window, the through reception pairs white coved walls with exposed refurbished floorboards for a casual, Scandinavian look.

Chunky alcove shelving and built-in cupboards maximise the space on either side of a period cast-iron fireplace with a matching black mantelpiece. The current owner's freestanding plywood shelves stand at a ninety-degree angle to subtly screen the rear reception area, which is softened by a low-hanging pendant light.

“The through reception pairs white coved walls with exposed refurbished floorboards for a casual, Scandinavian look.”

“A large skylight bathes a pine, open riser staircase with a matching bannister in light as it rises to the second floor.”

You'll pass a useful understairs cupboard as you enter the dining kitchen, where the high ceiling combines with black slim-frame aluminium French doors, a large picture window, and a skylight to soak up the light and views over the garden.

Meanwhile, the heated micro cement flooring, Plykea birch ply cabinetry with white laminated birch ply tops, and wall-mounted spots bring a stylish industrial vibe to this sociable space, softened by specialist Moroccan plasterwork. Integrated appliances include a concealed fridge-freezer with self-defrost and an IKEA dishwasher, a Miele oven with an induction hob, and a Franke matt black 1.5-bowl sink and draining board with a black tap.

Return to the hallway, taking a stripped

wooden staircase with a black-painted handrail to the first floor. Straight ahead, you'll discover the family bathroom, which also contains a tall cupboard hiding the boiler and a space for a laundry appliance.

Here, Bauwerks 'Serene' limewash paint, boutique stone tiles, and Granorte cork flooring meet black accent paintwork to the bath (with brushed-brass Scudo tapware, fittings, and a glass-screened rainfall shower) and a long vanity unit with a pink countertop basin. The Ideal Standard wall-hung toilet comes with a concealed Geberit cistern.

There's also a tall, matt black heated towel rail and a frosted rear window with a recessed light strip beneath, a ceiling lamp and wall lamps on either side of the mirror, a shaver socket concealed under the sink, and a wired towel radiator socket.

Follow the exposed floorboards and bannister across the landing, which continue behind the stripped wood doors into a good-sized double bedroom overlooking the park

through a large window and a front double with twin windows and a trio of in-built, floor-to-ceiling, push-open wardrobes.

On the landing, a large skylight bathes a pine, open riser staircase with a matching bannister in light as it rises to the second floor. Up here, the exposed floorboards and clean white walls seen below continue into two bedrooms, further lit by black wall lights. A useful office or nursery, the smaller bedroom faces the garden through a black slim-frame aluminium picture window with fitted blackout blind.

Next door, you'll discover a fabulous primary suite, where another aluminium picture window with fitted partial and blackout blinds frames the parkland views and a Velux window draws in the south-easterly light. There's plenty of in-built eaves storage and an adjoining en suite behind the pocket sliding door, brightened by an opening skylight that provides roof access.

Heated by a matt black towel rail to match the tapware and fittings, the bathroom

is fitted with a rainfall shower with a bespoke screen, a Lusso stone wash basin with shelving below, and a concealed Geberit cistern to the wall-hung toilet, all backdropped by micro cement finish walls for a Mediterranean feel.

OUTDOORS

From the kitchen, French doors open onto the 32-foot garden, which is enclosed by brick walling, high fence panels, and shrubs. Further screened by mature neighbouring trees, it's lovely, private, and filled with established hydrangea and bamboo. A paved terrace by the doors offers a space for al fresco meals or drinks, and another patio lies beside the handy wooden shed on the other side of the lawn.

“Screened by mature neighbouring trees, it's lovely, private, and filled with established hydrangea and bamboo.”

Open-concept living / dining kitchen



Open-concept living / dining kitchen



Open-concept living / dining kitchen



Open-concept living / dining kitchen



Stairs to first floor





Bathroom



Bedroom





Bedroom



Stairs to second floor



Bedroom



Bedroom





Ensuite





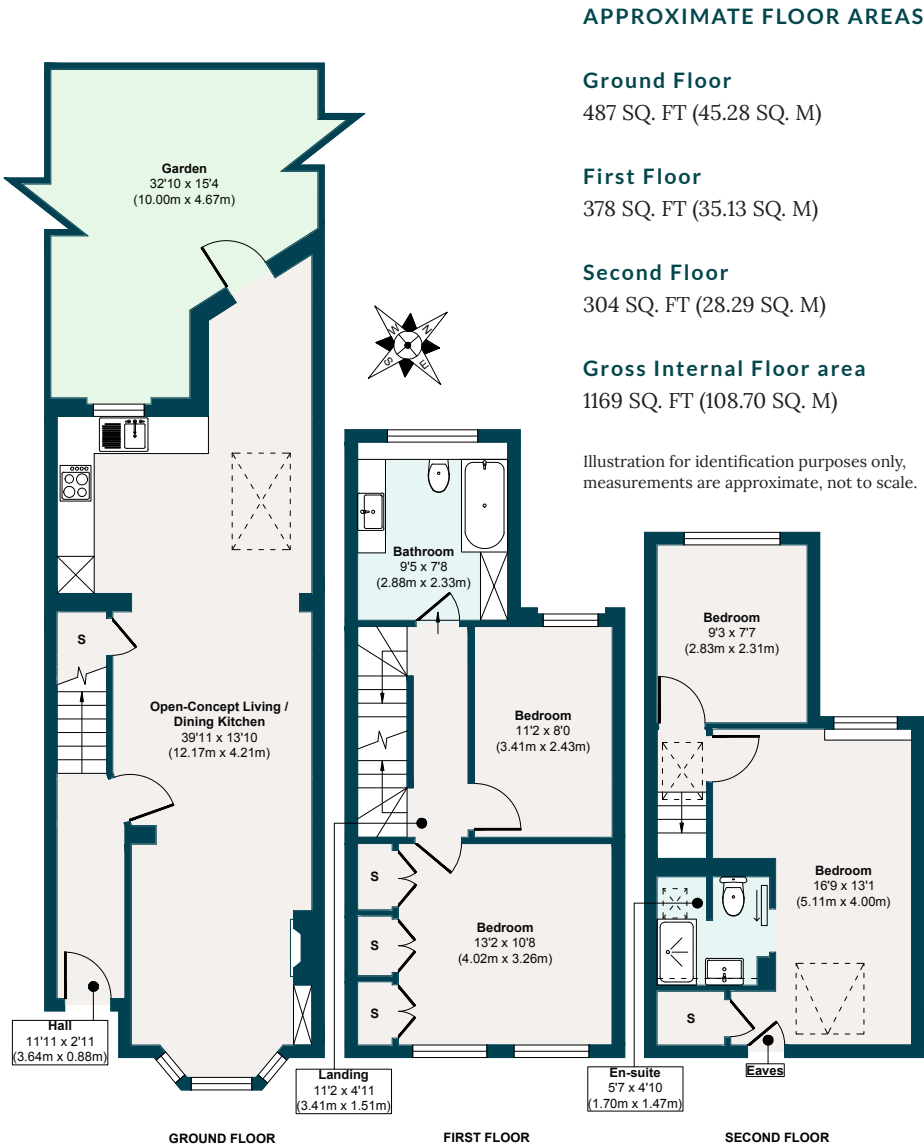
Garden



Front of house



Farmer Road, Leyton E10



The neighbourhood



GETTING AROUND

Farmer Road occupies a fantastically convenient spot in Leyton, just four minutes' walk from Leyton Midland Road station, 24 minutes from Leyton Underground (Central Line – 24 hours at weekends), and around the same distance from Leytonstone Underground station.

The street is also perfectly positioned for trips into Stratford for shopping at Westfield and lies close to great bus links to Walthamstow and safe cycling routes.

IN THE NEIGHBOURHOOD

Farmer Road is just a short walk from the ever-popular Francis Road, with its

excellent independent shops, pubs, and eateries. Midland Road just off High Road Leyton is also close by, where you'll find local favourites such as Perky Blenders coffee, Gravity Well Taproom, Burnt Smokehouse, and plenty more besides.

Our local sellers have often recommended

Patchwork or Blondies for pizza, the new Leyton Calling cocktail bar, and working out at Fit As Leyton or Pause Yoga and Pilates Studio, The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, and Yard Sale Pizza.

Some beautiful open green spaces within walking distance include Abbotts Park for picnics and tennis, Jack Cornwell Park and Brewster Road Park for running around with the kids, Leyton Cricket Ground, and Jubilee Park. Hollow Pond and Henry Reynolds Gardens are both reachable in around 30 minutes, with Wanstead Flats and Park extending beyond. Farmer Road is also within striking distance of the Queen Elizabeth Olympic Park, Hackney Marshes, and Walthamstow Wetlands by bike, car, or train.

SCHOOLS

Ofsted-rated 'Outstanding', Willow Brook and Riverley Primaries are just a 10-minute walk, with Farmer Road within the small catchment for both highly popular schools. Meanwhile, Smilers Nursery (Good), Barclay Primary School (Outstanding), Leyton Sixth Form (Good), and the Connaught School for Girls (Good) are all reachable on foot in around 20 minutes.

A note from the owners

“We moved straight here when we moved to London 10 years ago and have loved the community feel on Farmer Road. Every year, there is a street party, and it’s such a friendly place to raise children; we’re always borrowing and giving stuff away on the road and will really miss our neighbours.”

“We love the lighting and sense of calm since the kitchen was done – it creates such a big open space that our daughter has loved running around in, while still feeling cosy, and it’s such a great space for hosting and having parties with the double doors out to the garden. We also love the views of trees and the park, which makes it feel much less urban.”



EELEVEN

LIVE
BY
DESIGN.

eeleven.co.uk | 020 8539 9544