



*For memories made  
and memories to come.*

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## GOODMAN ROAD, LEYTON E10

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- ◆ Four-bedroom Edwardian house
- ◆ Two bathrooms & cloakroom
- ◆ Loft master with ensuite
- ◆ Farrow & Ball paint throughout
- ◆ Original/reclaimed wood flooring
- ◆ High-spec kitchen
- ◆ New sash windows & doors
- ◆ South-facing garden
- ◆ Close to Francis Road
- ◆ Two minutes' walk to rail station

This stunning Edwardian house with south-facing garden has been lovingly renovated from top to bottom. Close to transport links, green spaces, good schools and independent businesses, the property sensitively blends contemporary comforts with carefully restored character features to create a spacious, stylish and welcoming family home.

Inside, you'll be greeted by a calming curation of Farrow & Ball shades, and find thoughtful details at every turn. Original refurbished or reclaimed floorboards run

throughout, complemented by antique brass switches, sockets and pendant fittings, original stripped pine four-panel doors with brass hardware, anthracite four-column radiators to every room, period coving, decorative ceiling roses, artisan-inspired hand-fired tiles, and more.

Alongside a loft extension master suite completed earlier this year, the current owners have undertaken a full rewire, retiled the roof, replaced the windows with double-glazed sliding box sashes and Crittall-style doors at the back, and installed a new kitchen and bathrooms. They have also updated the pipework and fitted a new A-rated Worcester Bosch Greenstar 4000 gas boiler with EasyControl thermostat (controlled via a smartphone app).

*“Original refurbished or reclaimed floorboards run throughout.”*

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*“The restored and reinstated original fireplace with black stone hearth is the real showstopper.”*

Sitting behind a new, low London yellow stock reclaimed brick wall with Saxon-style spearhead railings and buff sandstone pier caps, the house makes an excellent first impression. Anthracite sash windows to the single window and two double box bays framed by white-painted stone columns and lintels complement the attractive brick exterior.

A period-style terracotta and black tiled path leads past a front garden with white gravel and sandstone stepping stones before arriving at an elegant, reclaimed Edwardian part-glazed front door finished in Farrow & Ball ‘Downpipe’ with antique brass hardware. There’s an outdoor tap

(ideal for washing the car), and a power supply routed to the porch, ready for the installation of an electric vehicle charging station.

Step into a hallway featuring two-tone walls in Farrow & Ball’s ‘Wimborne White’ and ‘Drop Cloth’, contrasting ‘Off Black’ woodwork, and beautiful original restored floorboards, which flow continuously through an original restored timber door into the living room on your right.

Lit by a wide box bay window with new sashes, the space feels cosy and atmospheric, with walls painted in Farrow & Ball’s ‘Studio Green’. There’s a three-column anthracite grey radiator, alcoves offering plenty of storage, and a brass pendant fitting on a high, coved ceiling with a restored decorative central rose. But it’s the restored and reinstated original fireplace with black stone hearth that’s the real showstopper here.

Returning to the hallway, you’ll find a useful storage cupboard under the stairs and a cloakroom painted in “Studio Green” by Farrow & Ball, which contains a Burlington 2-piece basin and toilet suite, with a mahogany Burlington seat and Enki brass taps.

Continue into the open plan kitchen, dining and living space, which is filled with light from three large Velux windows to the vaulted ceiling and wide black Crittall-style French doors opening onto the garden patio. The crisp ‘Wimborne White’ and ‘Skimming Stone’ walls tone beautifully with wooden floorboards reclaimed from the Featherstone Sports Complex (built in 1920).

In-frame-style dark grey kitchen cabinetry contrast with quartz marble-style worktops, while an undermounted Belfast sink featuring an antique brass bridge mixer tap sits on an island with bead-and-butt panelling, over which hang two glass pendant lights.

The room is both practical and good-looking – integrated Bosch appliances include a dishwasher and fridge freezer, and the layout has been designed to accommodate a 900mm range cooker with a bespoke galvanised-steel overhead extractor included above. A separate utility cupboard in the corner houses the boiler, and provides space and plumbing for an appliance such as a washing machine.

Other well-considered details include an exposed brick wall in the dining area; an open brick fireplace in the snug; a long column-style radiator; brass wall lights; reinstated period features such as coving, skirting, and an ornate ceiling rose; and a fabulous exposed steel overhead beam.

*“Inframe-style dark grey kitchen cabinetry contrast with quartz marble-style worktops.”*

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*“A new sash window brightens the dusky pink Farrow & Ball ‘Dead Salmon’ walls.”*

Head upstairs via the striking ‘Off Black’ painted staircase, which features a Berber wool loop carpet that continues in the master bedroom. This front double feels light and airy thanks to the peaceful ‘Skimming Stone’ colour scheme and a large box bay window with a low-level anthracite three-column-style radiator beneath. An original cast-iron fireplace provides an elegant focal point, while alcoves offer plenty of storage potential.

Besides the master, you’ll find a single with original floorboards that would make an ideal nursery or study. A new sash window brightens the dusky pink Farrow & Ball ‘Dead Salmon’ walls, and there’s a pendant light and column-style radiator.

The second double lies beyond and overlooks the garden through a large sash window with a column-style radiator beneath. The walls are painted in ‘Oxford Stone’, while original restored floorboards run underfoot. There’s also an exposed feature brick chimney breast to match the one downstairs.

Next door in the family bathroom, stunning bottle green tiles, inspired by artisan hand-fired ceramics, pair with Farrow & Ball ‘School House White’ walls and original floorboards, lit by a large sash window.

Traditional Burlington fittings include a high-level, black-aluminium cistern toilet with a black soft-close seat and gold flush pipe; an Edwardian-style basin with a black aluminium stand and Enki antique brass taps; and a claw-foot bath with a pivoting glass frameless screen, Enki telephone-style mixer tap, and a rainfall

shower with handheld attachment. An antique brass traditional-style towel radiator completes the scheme.

Return to the hallway and take the staircase to the second floor. With a pair of Velux windows to the front, and dark grey French doors with a Juliet balcony revealing garden views to the rear, the large dual-aspect fourth bedroom would make an idyllic alternative master.

The ‘School House White’ and ‘Wimborne White’ colour-blocked decor scheme adds to the feeling of light and space, plus there’s a column-style radiator and eaves storage with internal lighting.

In the loft ensuite, you’ll find a Burlington low cistern toilet with an oak seat; a large walk-in rainfall shower with additional handheld attachment and matte Carrara gold-veined marble tiles; a traditional basin with antique brass vanity stand; and a matching antique

brass towel radiator. The combination of original wood flooring and bead and butt wall panelling painted in Farrow & Ball’s ‘Light Gray’ creates a smart, classic look. There’s also a rear-facing window for natural light.

Outside, enclosed with new, dark-stained timber fencing, the south-facing garden enjoys the sun from morning until evening, making it ideal for both relaxing and entertaining. A raised sandstone patio is perfect for outside seating, while steps descend to a grassy lawn with a raised flower bed at the rear. Handy touches include a useful storage shed, exterior lighting, an outdoor electrical socket, and a garden tap.

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RECEPTION ROOM



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ENTRANCE HALL & CLOAKROOM



OPEN PLAN DINING KITCHEN / LIVING ROOM



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LIVING AREA





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KITCHEN AREA



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SECOND BEDROOM



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THIRD BEDROOM



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FOURTH BEDROOM



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BATHROOM



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LANDING AND STAIRS TO SECOND FLOOR



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PRIMARY BEDROOM



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ENSUITE



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GARDEN





FRONT OF HOUSE

## A NOTE FROM THE OWNERS



*“This is the house we bought our first baby home to, and we’ve really enjoyed restoring it. We’ve tried to create a tasteful mix of new, reclaimed and restored, as well as industrial with traditional style. We particularly love the kitchen-dining-sitting room; it’s such a peaceful and soul-soothing space to sit.”*

## GOODMAN ROAD, LEYTON E10

### APPROXIMATE FLOOR AREAS

**Ground Floor**  
643 SQ. FT  
(59.80 SQ. M)

**First Floor**  
443 SQ. FT  
(41.17 SQ. M)

**Second Floor**  
316 SQ. FT  
(29.40 SQ. M)

**Gross Internal Floor area**  
1402 SQ. FT  
130.37 SQ. M

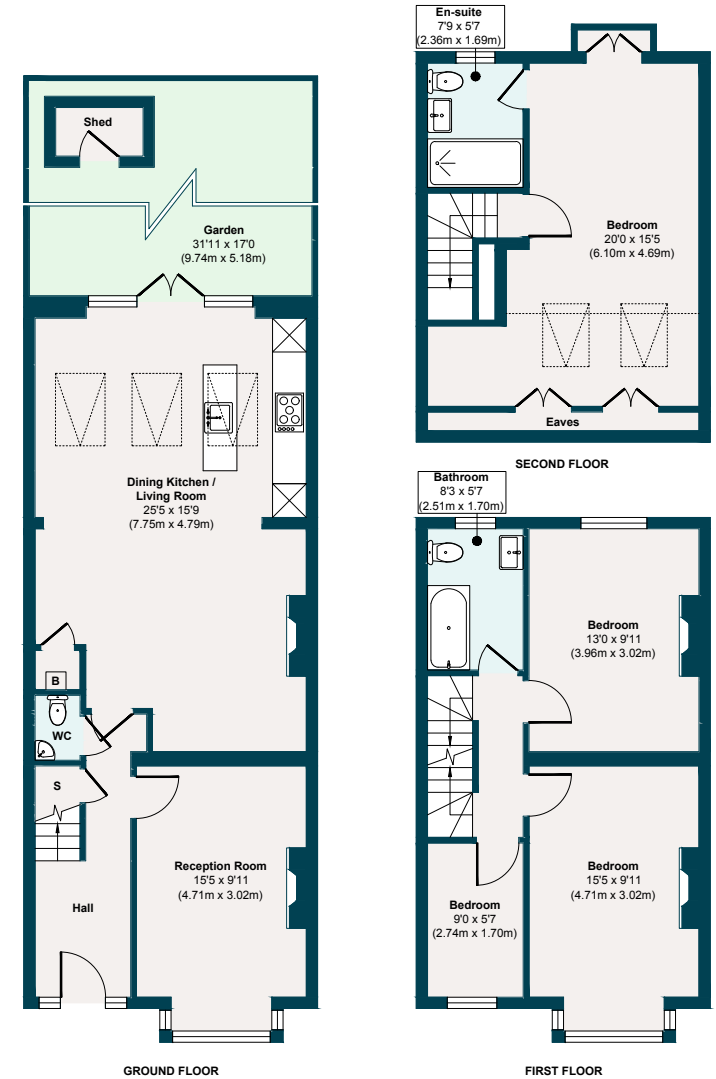


Illustration for identification purposes only, measurements are approximate, not to scale.

## THE NEIGHBOURHOOD

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Goodman Road occupies a fantastically convenient spot in Leyton, just a two-minute walk from Leyton Midland Road station and around 15 minutes from Leytonstone Underground (Central Line – 24 hours at weekends).

Popular Francis Road is an eight-minute stroll away. The town centre is also close by, where you'll find local favourites such as The Red Lion pub, Wild Goose Bakery, Panda Dim Sum, Yard Sale Pizza, Perky Blenders coffee and plenty more besides.

Some beautiful open green spaces within walking distance include Abbotts Park and Jack Cornwell Park (5 and 8 minutes' walk); Leyton Flats and Henry Reynolds Gardens

(both reachable within 20–25 minutes); and Wanstead Flats and Park extending beyond.

Alternatively, hop onto the A12 and head down to Stratford for shopping and to enjoy sporting events and concerts at the London Stadium, continue to Canary Wharf, or take the A11 into the heart of the city.

Excel Kids Day Nursery is just four minutes' walk away, while you can reach Barclay Primary School (rated Outstanding by Ofsted) in eleven minutes. Gwyn Jones Primary (Good) and Leyton Sixth Form (Good) are both a ten-minute walk, while Leytonstone School (Good) takes 13 minutes on foot.



Francis Road, Leyton



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