

*For memories made
and memories to come.*

FRITH ROAD, LEYTONSTONE E11

- ◆ Three-bedroom Victorian home
- ◆ Refitted bathroom & WC
- ◆ New kitchen & appliances
- ◆ New boiler
- ◆ Character features
- ◆ Double-glazed windows
- ◆ Sunny landscaped garden
- ◆ Six-minute walk to Tube

Beautifully decorated throughout, this delightful three-bedroom period home combines a huge open-plan reception for relaxing and entertaining, with high ceilings, cast-iron fireplaces, and large windows. It also enjoys a leafy, landscaped garden and plenty of storage, including a loft space with access via a staircase.

Since the current owners moved in, they have refreshed and improved the property, from installing double-glazing and repainting throughout to replacing the bathroom (2020) and installing a new kitchen and boiler in late 2023.

You'll find the house around a six-minute walk to Leyton tube and a ten-minute walk to Leytonstone High Street and Francis Road – lined with outstanding eateries, artisan produce, and independents – in a cluster of quiet streets. It's also within easy reach of the Olympic Park and East Village.

A pastel blue rendered frontage with white stone mouldings to the bay window and decorative entrance arch creates a cheerful first impression, while tall hedging screens the front patio. The part-glazed front door and a transom window draw light into the porch area, where a solid panelled door opens into the open-plan living area filling the front.

“Solid wooden shutters to the canted front bay and a tall rear window control the beautiful light.”

“Exposed floorboards flow into the primary front bedroom.”

Rich-toned floorboards run underfoot and up the staircase for an instant warmth that contrasts with the crisp white paintwork rising to the high, coved ceiling. Solid wooden shutters to the canted front bay and a tall rear window control the beautiful light, while pendants cast a soft glow over the living and dining areas.

Alcove shelves create an ideal library space between two fireplaces with Victorian tiles and black mantelpieces. The alcoves also have space for furniture, plus there's a useful cupboard under the stairs.

Continue through a part-glazed, stripped wood door into a wide galley kitchen. Here, recessed spots and a huge side window flood the coved walls and brand-new sage green cabinetry, while white metro tiling with black grout complements the solid wood worktops, stylish matt black sink, and white paintwork.

A Hotpoint oven (with gas hob and extractor hood) and Fridgemaister fridge (with water filter) were fitted in 2022. A Beko dishwasher, Hoover washing machine, Indesit dryer and Bush chest freezer were all added in 2023 when the kitchen was replaced. To the back, a pretty part-glazed door painted in Farrow & Ball 'Pink Ground' opens into a utility area with a view to the garden and access to a WC.

Return to the living room to take the stairs, where white-painted bannisters rise to a split-level landing with in-built storage. The exposed floorboards flow into the primary front bedroom, which is brightened by twin windows with fitted roller blinds.

Soft, 'Teresa's Green' Farrow & Ball walls bring a calming, restful feel that harmoniously blends with the white coved ceiling and the full-height fitted wardrobes installed by a carpenter in December 2019. A long radiator and central pendant also add more warmth and light to this cosy yet spacious double.

On the upper landing, the second bedroom pairs tonal floral wallpaper with white coved walls that offset a feature cast-iron fireplace finished by a black tiled surround and exposed floorboards. A low-hanging pendant creates a lovely evening ambience, while a roller blind to a large sash window allows you to adjust the light levels.

Repainted in Dulux pink last year and featuring a recently replaced carpet, bedroom three overlooks the side return through a large side window and could be used as a child's room, nursery, or office.

On the lower landing, you'll discover a luxury family bathroom lit by a large, frosted sash window. It is fitted with a double-ended tub with Victorian-style taps, a black-framed glass screen, and a rainfall shower and attachment; a back-to-wall toilet; and monochromatic tiling from Victoria Plumbing.

A 'Linen White' Ashbee and Stone Walter Rectangular Concrete Basin from the Cast Iron Bathroom Company sits atop honed

Carrara marble and a Grohe vanity unit, painted in Little Greene 'Cupboard Green'. A mirrored cabinet and a heated towel rail complete the set-up.

Back on the upper landing, stairs meet a recently repainted loft space. Brightened by Velux windows, it provides plenty of storage room, including into the eaves, but is currently set up as a handy office space.

Outside, the garden has been landscaped with new wooden decking, a patio area, and a lawn, all enclosed by tall fencing. The varied planting scheme of flowers and foliage provides interest throughout the seasons, including bluebells in the spring. Private and peaceful, the garden enjoys the sun for most of the day, especially down the bottom.

“The varied planting scheme of flowers and foliage provides interest throughout the seasons.”



DOUBLE RECEPTION



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KITCHEN



PRIMARY BEDROOM



SECOND BEDROOM



THIRD BEDROOM



BATHROOM



LANDING



LOFT SPACE



GARDEN

FRONT OF HOUSE



FRITH ROAD, LEYTONSTONE E11

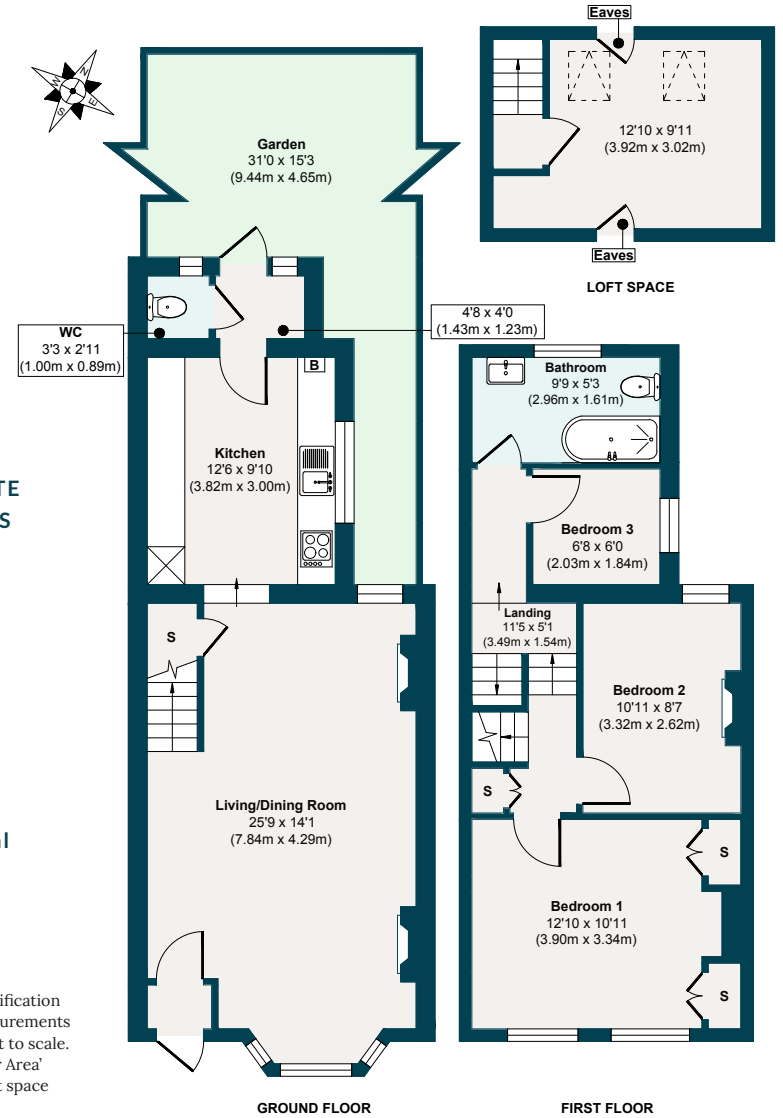
APPROXIMATE FLOOR AREAS

Ground Floor
485 SQ. FT
(45.09 SQ. M)

First Floor
439 SQ. FT
(40.86 SQ. M)

Gross Internal Floor Area
924 SQ. FT
(85.95 SQ. M)

Illustration for identification purposes only, measurements are approximate, not to scale. 'Gross Internal Floor Area' does not include loft space measurements.



THE NEIGHBOURHOOD



Francis Road Leyton E10

Frith Road is conveniently located just minutes from the many shops, eateries, and amenities of High Road Leyton and just five minutes' walk from Leyton Underground, which runs Central line services into the City and West End, Canary Wharf, and South Bank via the Jubilee line from Stratford. Just one stop away, Stratford hosts the beautiful Queen Elizabeth Park and serious retail therapy at Westfield.

You can also reach Stratford by foot within around 20 minutes, with Hackney Marshes and the Lea Valley Hockey and Tennis Centre easily accessible. Jubilee Pond and Wanstead Flats lie just slightly further afield, forming the southernmost tip of Epping Forest.

Closer to home, you'll find a couple of parks and recreation grounds, including the popular Langthorne Park, which has a

playground, tennis courts, café, toy library, and regular activities. You're also incredibly close to Olympic Park, which has a giant sandpit, a café with a children's area and an adventure playground, as well as lots of great restaurants and more coming soon.

Downsell Primary School (Ofsted rated 'Good') is just eight minutes around the corner, with several pre-schools on your doorstep, too. Cann Club – a children's play café – is within walking distance or head to Bethnal Green's V&A children's museum.

You're spoilt for eating and drinking in the area, with local favourites including Deeney's Scottish street food café (renowned for its famous haggis toasties); Darkhorse restaurant bar at The Olympic Village; the many options for a drink at Hackney Wick, especially Crate; and ice cream from La Gelateria at Stratford East Village, whatever the weather.

The current owners also recommend The Leyton Star for fantastic roast dinners, Leytonstone Tavern for burgers, The Holly Tree pub, with its kids' train, and Heathcote & Star for its Thai residency. They also love Figo or Bocca Bocca for pizza with the kids. For a more grown-up night out, there are cocktails and small plates at Filly Brook and Singburi – one of the best Thai restaurants in London. Bamboo Mat also appeared in The Guardian recently for its Japanese/Peruvian fusion food.

High Road Leytonstone is just a 10-minute walk to the east and offers even more choices, with restaurants and shops including Mora Italian restaurant and Panda Dim Sum. Meanwhile, a swift 15-minute stroll will take you to the bustling Francis Road, with its fantastic collection of independent shops, relaxed cafés, delis, and craft beer shops.

ADDITIONAL INFORMATION

Please scan the QR code to see information on local schools, transport, hospitals and more.



A NOTE FROM THE OWNERS

“We love the downstairs living room/dining area. It’s a perfect entertaining space, and we’ve enjoyed many parties here with friends and family...Christmas mulled wine and mince pie nights, summer barbeques, children’s birthday parties and family celebrations.”

“Leyton itself has also been a great place to raise our three-year-old daughter. The area is full of local families, so we’ve made lots of friends here and found we’ve had plenty to do. We’ve also got lovely neighbours. Once, we left our windows open when we went on holiday, and they noticed and secured them for us!””



NOTES

Blank lined area for notes.



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