



*For memories made  
and memories to come.*

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## DAWLISH ROAD, LEYTON E10

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- ◆ Three-bedroom Victorian house
- ◆ Two bathrooms
- ◆ Dual-aspect living room
- ◆ Kitchen with Crittal-style French doors
- ◆ 62ft south-facing garden
- ◆ Architect-designed garden studio
- ◆ Designer fixtures and fittings
- ◆ Walkable to Tube & Overground

Light-filled and welcoming, with a beautiful Scandi-meets-mid-century aesthetic, this lovely Victorian house is full of unique details, from stylish bespoke storage and Crittal-style French doors to an architect-designed studio in the garden.

Set in a friendly community close to the ever-popular Francis Road and within walking distance of great transport links, the property has been lovingly restored by the current owners. In 2018, they fully rewired the house, adding new power sockets and toggle switches; replaced the windows with modern sashes; fitted a new kitchen and bathroom; and installed

modern column-style radiators throughout.

Shielded from the street by a low decorative wall, the house greets you with a restored traditional London Stock brick frontage, with stone lintels and foliage-topped columns to the two handsome bay windows. Beyond a part-paved front garden with a pretty blossom tree, a triangular porch arch shields a traditional part-glazed panelled door, painted a cheerful Nugget yellow shade, with door furniture.

Inside, the hallway sets the tone décor-wise for the rest of the house, with crisp white walls, a globe pendant light, and stunning Furlong Scandic White brushed herringbone engineered flooring. The flooring flows throughout the ground floor for a cohesive feel, while an inviting sightline runs from the front door to the garden.

*“An inviting sightline runs  
from the front door to the  
garden.”*

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*“Find a dual-aspect double reception room flooded with light from a tall bay fitted with full-height timber plantation shutters.”*

On your left, you'll find a dual-aspect double reception room flooded with light from a tall bay fitted with full-height timber plantation shutters and a rear sash overlooking the side return courtyard. The hearths of the two exposed brick open fireplaces have been laid with Monochrome Décor porcelain tiles by Mandarin Stone, set flush with the herringbone floor for a seamless finish.

To all four alcoves, the current owners have a media unit and steel adjustable shelves unit from the Vitsœ 606 Universal Shelving System by Dieter Rams that provide stylish storage – these could potentially be negotiated separately in the house sale. While other design details include a pair ceiling pendants, and a larch-framed feature window.

Returning to the hallway, bespoke integrated storage sits under the stairs, including a utility cupboard with plumbing for a washing machine, a large pantry, a cupboard for coats and three large drawers, which the current owners tell us are perfect for shoes (or wine!). There's also a WC with a side-facing sash window, a close-coupled loo, a vanity basin with a wall mirror and an inset modern flat panel radiator.

Walk through to the kitchen, a well-planned sociable space where midnight blue cabinet doors from Scandinavian designers Superfront pair with a quartz marble worktop and upstand. There's plenty to love here, from the fabulous Crittal-style French doors to the garden, fitted with bespoke bamboo blinds, to the bespoke slatted cabinetry and shelving, which continues along a banquette seat with integrated storage beneath.

An undermounted steel sink with a Grohe mixer tap sits below a side-facing sash window, while integrated appliances include a Samsung oven and microwave, a

Bosch dishwasher, a Zanussi fridge/freezer and a Siemens five-ring gas-on-glass hob with steel splashback and matching overhead extractor. There's also a full-height pocket door painted with blackboard paint – a fun yet useful touch for doodling and family messaging.

Head upstairs via a white-painted staircase laid with an oatmeal carpet that flows onto a landing and into all the bedrooms on the first floor. There are currently Vitsœ shelves here too that could also be negotiated separately with the sale.

Two ceiling pendant fittings light the way to the primary double bedroom at the front of the house, which features white walls, a sash bay window fitted with timber plantation shutters and a central pendant light fitting. Tall wardrobes with mirrored fronts and Superfront brass 'holy wafer' handles run along one wall, providing ample storage.

Beyond is the second bedroom, with a sash window overlooking the side return

courtyard. The focal point is a lovely restored cast-iron fireplace with decorative surround. The third bedroom shares a similar white colour scheme and enjoys views over the leafy garden.

An upcycled vintage part-glazed door, painted dark blue to echo the colour scheme used elsewhere, leads to the family bathroom. Tiled with speckled grey mortar lime tiles from Mandarin Stone, it's warmed by underfloor heating.

There's a stylish walk-in wetroom with a glass screen and both a Grohe rainfall shower and a separate handheld attachment, while an extra-deep freestanding double-ended bath with wall-mounted chrome tapware sits beneath the large black-framed frosted window.

*“Midnight blue cabinet doors from Scandinavian designers Superfront pair with a quartz marble worktop and upstand.”*

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A Duravit wall-hung vanity basin with integrated wall mirror and a close-coupled loo complete the suite.

Outside, the 62ft recently landscaped garden is south-facing, enjoying the sun from mid-morning until sunset. Enclosed by grey-painted and larch wood fencing, a patio laid with Egyptian beige limestone paving and Cotswold buff stone leads to a grassy lawn edged with flower borders. A stepping stone path, interspaced with a mix of alpine plants (that give off different scents when stepped upon) provides a charming walkway to the Heid studio at the rear.

Designed and built bespoke by award-winning architecture firm Surman Weston in 2021, it's the first of its kind and fully sustainable, with a sedum roof and larch cladding with concealed circles doubling as secret bird boxes (hence the name 'Heid'). The inside is lined with cork and includes underfloor heating, internet access, electrics, and a clever table that folds down, meaning the space can easily be converted for yoga, exercise, or sleeping. The huge

front window can also be tilted open using a lever on the wall, transforming the space into an outdoor room.

Planting outside the Heid creates interest throughout the year and includes a stunning mature red flowering camellia, a loquat tree, a plum tree and a smokebush with purple foliage. On a practical note, you'll find storage behind the Heid for garden tools, a Philips Hue colour-changing smart floodlight and an outdoor electrical point for additional lighting and entertainment needs.

The current owners also mention that there is a small allotment plot opposite the house, cared for by several of their neighbours. It springs to life in the summer months, and you can get your own planting bed there if you wish.

*“Tall wardrobes with mirrored fronts and Superfront brass ‘holy wafer’ handles run along one wall.”*



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DOUBLE RECEPTION - LIVING AREA

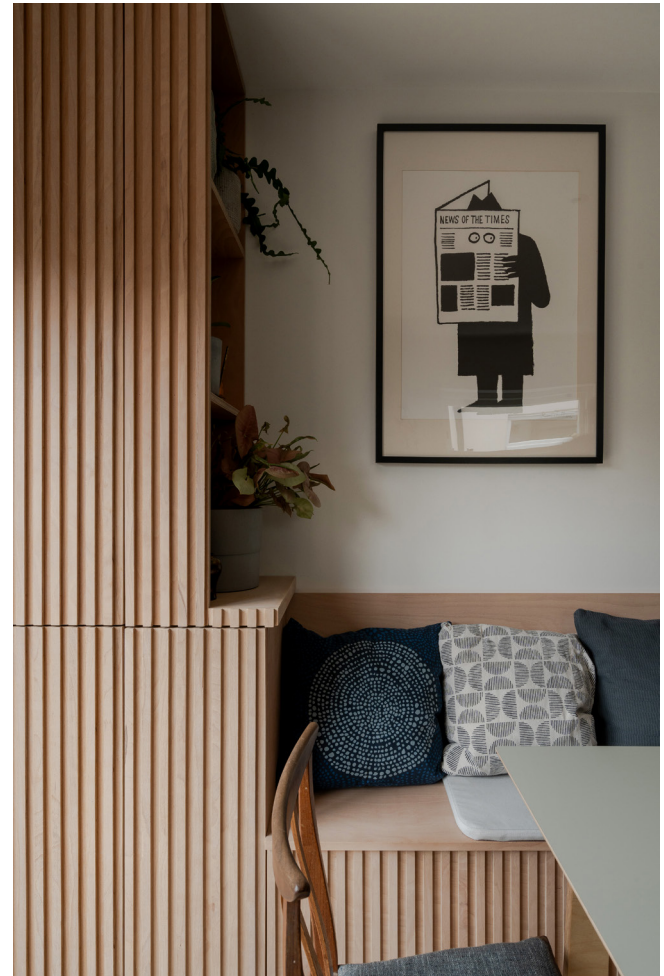


DOUBLE RECEPTION - REAR SECTION



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DINING KITCHEN



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DINING KITCHEN





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ENTRANCE



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WC



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PRIMARY BEDROOM



SECOND BEDROOM



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THIRD BEDROOM



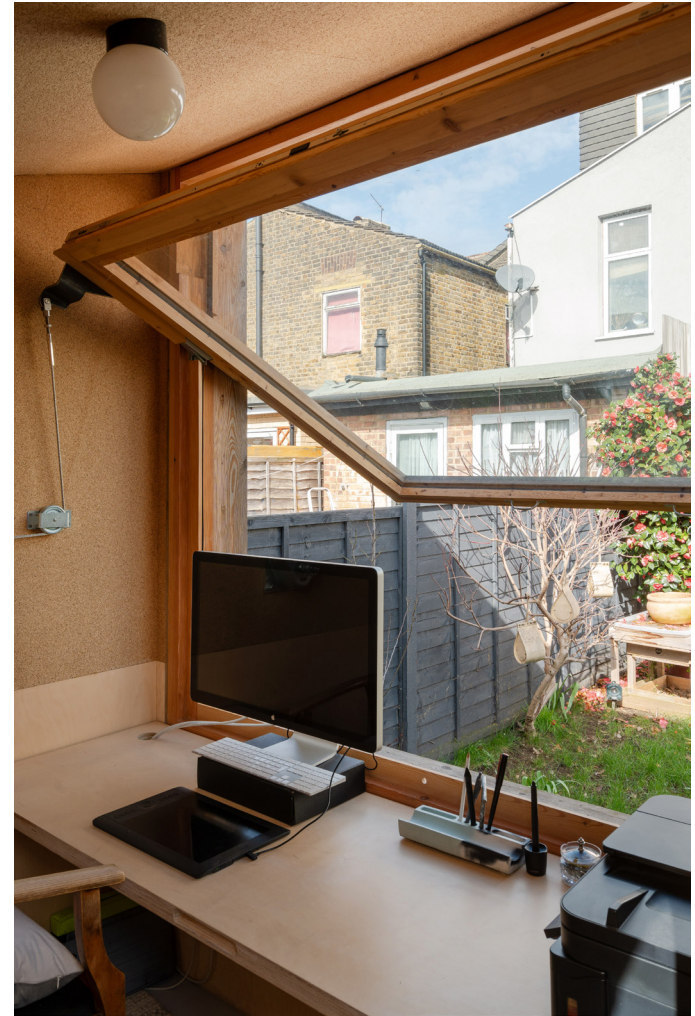
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BATHROOM



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GARDEN



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STUDIO

## FRONT OF HOUSE



## DAWLISH ROAD, LEYTON E10

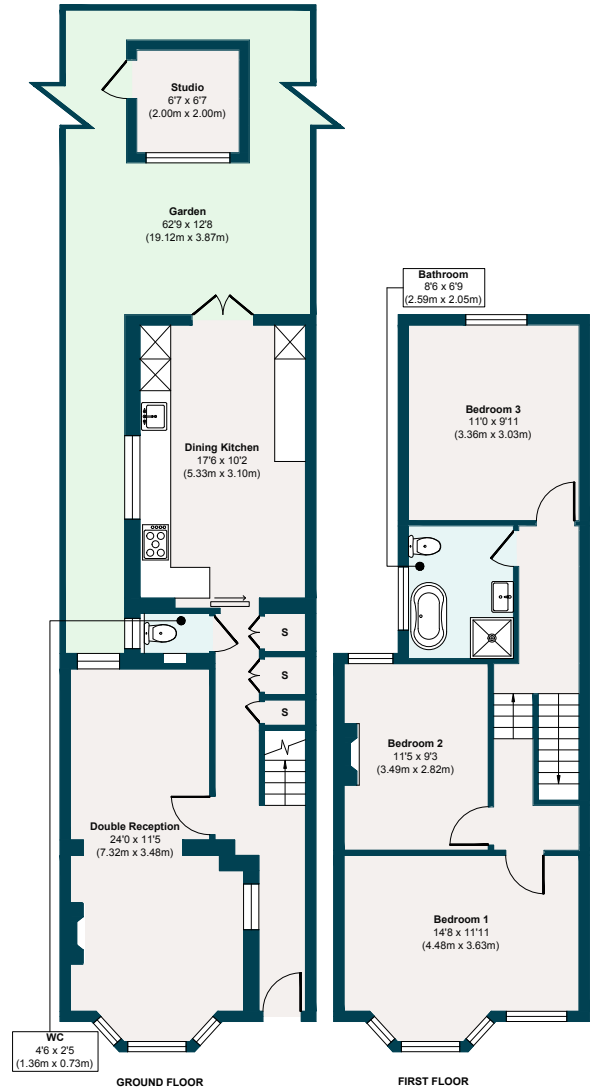
### APPROXIMATE FLOOR AREAS

**Ground Floor**  
574 SQ. FT  
(53.41 SQ. M)

**First Floor**  
583 SQ. FT  
(54.21 SQ. M)

**Gross Internal Floor Area**  
1200 SQ. FT  
(11.62 SQ. M)

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





## THE NEIGHBOURHOOD



Dawlish Road is just over 15 minutes' walk from Leyton Tube on the Central line, while the Overground at Leyton Midland Road is 8 minutes away. For journeys further afield, Stratford International and Walthamstow Central are within easy reach.

Francis Road is almost at the end of the street and offers a wonderful collection of delis, coffee spots, and independent shops. Try Yardarm for bread and wine, Marmelo for delicious dining, Pause for yoga, and Phlox for books.

There's a vibrant local community with several excellent pubs, including the Coach & Horses, Leyton Technical and Heathcote & Star, along with Filly Brook, Solvay Society, & Gravity Well Brewing. The current owners also recommend Mora for coffee, B&O for Greek gyros, Zaxx for great Korean bibimbap, Deeney's for amazing haggis toasties & Masala India for 'the best curries this side of Brick Lane' and a very friendly service.

Located next to the cricket ground, you're also perfectly placed to enjoy the green spaces of the Olympic Park, Hackney Wick, Wanstead Flats – where you can get fabulous Sunday roasts at The Holly Tree pub – and even Walthamstow Wetlands.

There are a range of good schools and academies nearby, with Newport Primary, rated 'Outstanding' by Ofsted, just 8 minutes away, & George Mitchell All-Through School (Early Years, Primary & Secondary, rated 'Good'), reachable in nine minutes.

### ADDITIONAL INFORMATION

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



## A NOTE FROM THE OWNERS

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*“Since moving in eight years ago, we’ve poured our hearts into making this house a light and beautiful space we have loved spending time in. We’ve tried to ensure each area offers both a sense of calm and joy – in the summer, it’s lovely sitting in the kitchen with the doors flung open; the garden is great for entertaining; and working in the Heid gives you a real sense of seclusion and space to think. Our neighbours and the local community are the best, and we’ve made a lot of happy memories here. We hope the next owners can do the same.”*





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2016

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