

For memories made
and memories to come.

Farmer Road, Leyton E10

- ◆ Victorian house
- ◆ Four double bedrooms
- ◆ Two bathrooms
- ◆ Dining kitchen
- ◆ Period details
- ◆ Large 41-foot garden
- ◆ Column-style radiators
- ◆ Underfloor heating
- ◆ Four minutes to Leyton Midland Road

Warm and welcoming with a long garden and modern kitchen, this lovely four-bedroom Victorian house sits on a friendly, tree-lined road just off Leyton's thriving high street, nestled between Jack Cornwell Park and Leyton Cricket Ground and on the doorstep of excellent schools.

Decorated in a palette of Farrow & Ball, COAT and Lick colours, the house is filled with period features, including high coved ceilings, ceiling roses throughout, and charming fireplaces. These sit comfortably alongside contemporary updates such as custom joinery, louvred shutters, and attractive column-style radiators.

Upon arrival, the house greets you with a recently refreshed London Stock brick frontage, with white-painted stone sills, lintels and columns to the bay window. Shielded from the street by a low brick wall, soon to be enhanced by the addition of black fencing and a new gate, currently being installed by the owners. A monochrome chequered tiled path leads to a recessed porch and the front door. It's painted charcoal black and features a pretty floral design, stained glass panels, and transom.

STEP INSIDE

In the hallway, the ceiling features a white Stockholm pendant light. Walls painted in Farrow & Ball's 'School House White' meet dark-toned wood-look flooring, which flows through a modern panelled door on your right, into the double reception space.

“Stunning ornate coved ceilings and roses are a feature across the house.”

“The open-plan kitchen is flooded with light from a large skylight over the dining area.”

Here, colour has been cleverly used to zone the room. The rear is painted white, while the seating area to the front is picked out in ‘Green 05’ by Lick and lit by a tall bay window with full-height tier-on-tier timber louvred shutters.

Stunning ornate coved ceilings and roses are a feature across the house, and the pair here are hung with a Chelso matt black and opal chandelier by Lights & Lamps and a Tom Dixon Melt Mini pendant (available by negotiation).

There’s a fabulous cast-iron fireplace with a black surround and a teal-and-white chequered tiled hearth to the front, while a smaller arched cast-iron fireplace with a chequered tiled hearth in white and navy lies to the rear. Bespoke shelving and cabinets fill three alcoves, and there’s a trio of white column-style radiators.

Walk past a useful understairs storage cupboard to the kitchen, where the wood-effect flooring continues and is warmed by underfloor heating. Extended into the side return, this open-plan space is flooded with light from a large skylight over the dining area, a window with white Venetian blinds, and triple timber-framed bifold doors to the garden. However, there is potential to extend further into the garden, if desired, subject to planning.

Peachy pink walls in ‘Factor 50’ by COAT Paint provide a wonderful contrast to the in-frame shaker-style cabinetry (colour-matched to Farrow & Ball’s ‘Off Black’), which includes a peninsula and a freestanding matching larder cupboard. With brass handles, it’s paired with a solid wood worktop and a splashback of glossy white Zellige-style Claybrook Studio tiles.

A Belfast sink with a traditional brass mixer tap sits below the window, while integrated appliances include a Rangemaster Classic 90 cooker, a stainless steel Samsung overhead extractor, a Hotpoint dishwasher, and a

Hoover washing machine. There’s space for a free-standing fridge-freezer, and the boiler is also discreetly housed here.

Take the stairs, recently fitted with a neutral looped carpet, to the first floor, where the landing features an ornate ceiling rose with a black contemporary adjustable spotlight.

Running the full width of the house, the carpeted primary bedroom is brightened a pair of windows with louvred shutters and white column radiators beneath. We’re told the view is particularly lovely when the blossom tree outside blooms in spring. Walls in ‘Beige 05’ by Lick rise to a coved ceiling, featuring an ornate rose and a stylish Ridotti black raffia pendant by Lights & Lamps. Bespoke storage includes floating shelves and a cabinet in the alcoves, storage in the chimney breast, and an inbuilt double wardrobe.

The second double bedroom is adjacent to the primary and enjoys a peaceful outlook onto Jack Cornwell Park through a window fitted with an orange roller blind. The walls

are colour-blocked with dusky blue to dado rail height and white above, while the ceiling is coved and features an ornate rose with a black pendant fitting. Other details include a neutral carpet, a column-style radiator, a rendered chimney breast, and bespoke L-shaped shelving.

The family bathroom sits at the rear of the house, bathed in light from a tall, frosted window with a Venetian blind. Fresh white walls and metro tiles are paired with black painted floorboards, while a rendered fireplace adds character. There’s a bath with olive-green painted panels, a chrome rainfall shower, and a frameless glass screen. The vanity basin is painted to match and includes a wide basin with chrome mixer taps. The suite, by Burlington, also includes a traditional close-coupled loo.

“The view is particularly lovely when the blossom tree outside blooms in Spring.”



Take a second, carpeted staircase to the loft, converted in 2016. To the front, the third double bedroom feels calm and peaceful, with white walls, a pair of Velux windows, a neutral carpet and a white-painted exposed brick feature wall. There's also a column-style radiator and access to useful storage in the eaves.

The fourth double bedroom lies adjacent and includes a bank of bespoke wardrobes and drawers. This uplifting space features 'Happy News Smiles' wallpaper and dusky blue woodwork, framing a window with a white timber Venetian blind and a column-style radiator below.

Beyond, you'll find the second bathroom, with a frosted window, where an exposed brick chimney breast punctuates the crisp white walls. Glossy teal metro tiles line a luxurious walk-in shower with a frameless sliding glass screen, while stylish patterned Peronda ceramic tiles run underfoot, warmed by underfloor heating. There is a taupe-painted vanity basin with chrome taps and an illuminated mirror above, as well as a traditional-style close-coupled loo with

a solid wood seat, a shaver point, and a chrome heated towel rail radiator.

OUTDOORS

The leafy 41-foot garden – one of the largest on the street, due to the house's corner plot – enjoys the sun for most of the day and feels pleasingly private as it backs onto the park. The current owners tell us the parakeets come to roost in the trees there when the sun sets, putting on a lovely display.

From the kitchen bifolds, step out onto a paved patio – ideal for entertaining – which segues into a grassy lawn, where the Corten steel-edged borders are filled with mature plants, including bamboo, bay, grasses and ferns. To the rear, a wide white-painted tongue-and-groove-clad shed provides useful storage, but there's plenty of space here to replace it with a garden office.

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Double reception room





Double reception room



Double reception room



View to kitchen / dining room





Kitchen / dining room

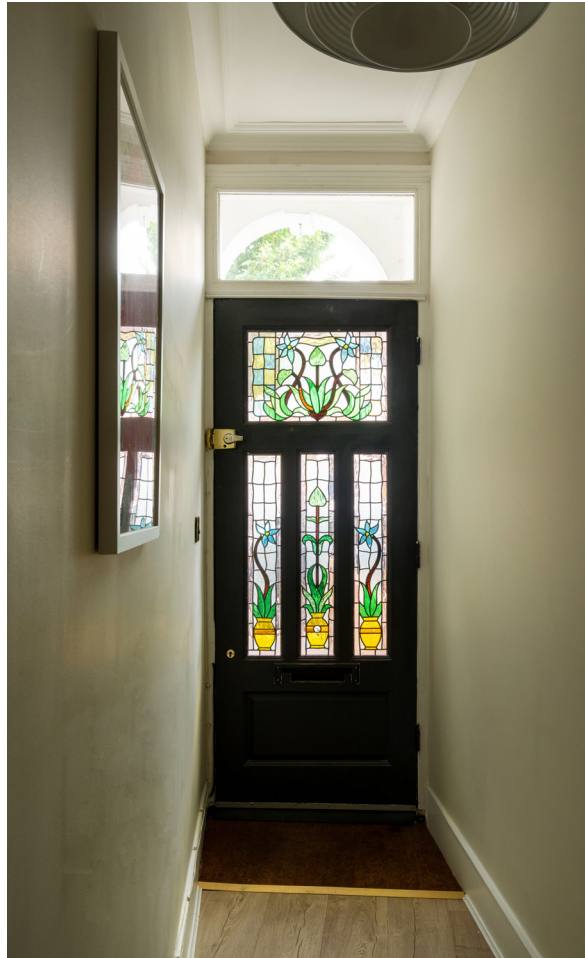




Kitchen / dining room



Entrance hall



Stairs to first floor





Bathroom





Stairs to second floor



Second bedroom





Primary bedroom



Primary bedroom



Shower room



Fourth bedroom



Third bedroom



Garden



Front of house



Farmer Road, Leyton E10

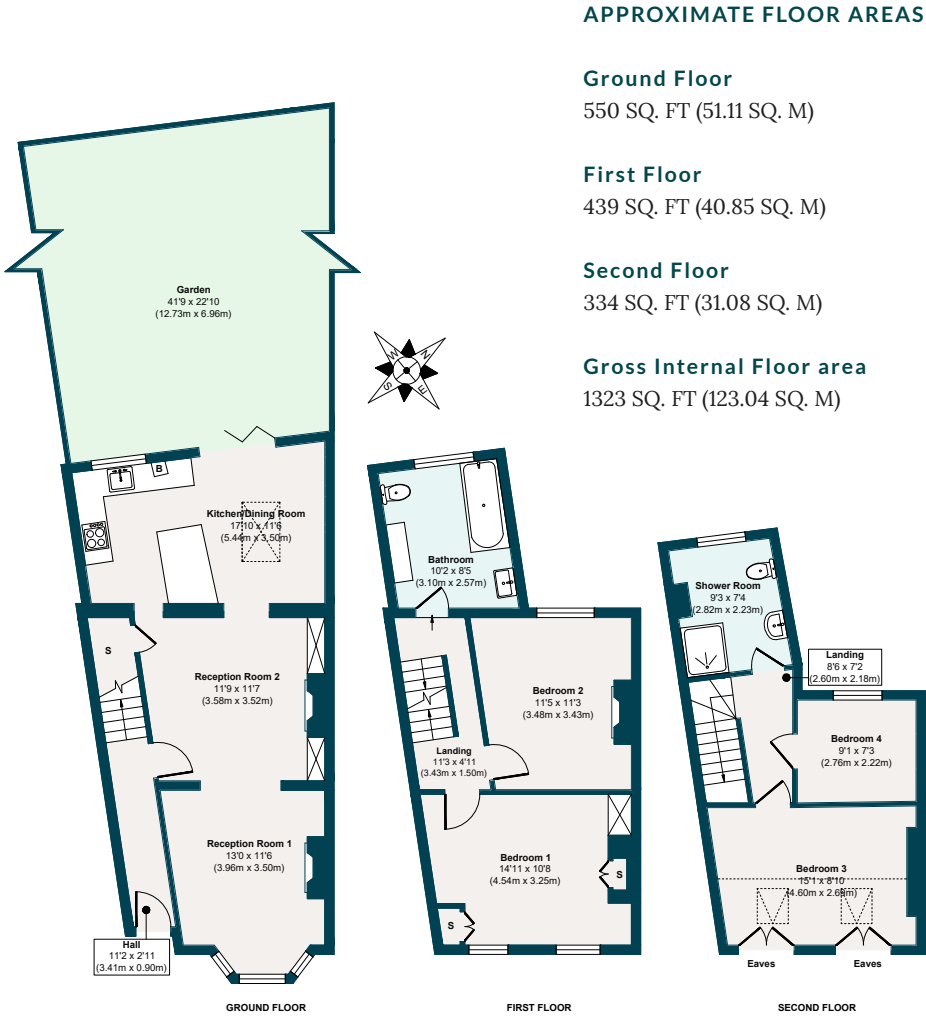


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood

GETTING AROUND

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

IN THE NEIGHBOURHOOD

Popular Francis Road is a ten-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.

The current owners particularly recommend Burnt Smokehouse and Swirl wine bar under the Leyton Midland arches, alongside Gravity Well Taproom, Chop Shop Tavern, Leyton Calling, Bread & Oregano, Wins Bakery and Unity Café. Other local sellers also recommend the newly opened Leyton Engineer for amazing burgers; nearby Yardarm on Francis Road for coffee and cinnamon buns; and Patchwork or Blondies for pizza. For the health conscious, Fit As Leyton, Pause Yoga and Pilates studio, and Hotpod Yoga are all nearby.

Some beautiful open green spaces within walking distance include Abbotts Park, Jack Cornwell Park (located just behind the house), Brewster Road Park, Leyton Cricket Ground, and Jubilee Park, with Hollow Pond and Wanstead Flats and Park extending beyond.

SCHOOLS

Ofsted-rated 'Outstanding', Riverley and Willow Brook Primaries are just a nine and eleven-minute walk, with Farmer Road within the small catchment for both highly popular schools. George Mitchell Primary

and Secondary (rated 'Good') is also just three minutes' on foot. Meanwhile, Excel Kids Day Nursery, Barclay Primary School ('Outstanding') and Leyton Sixth Form ('Good') are all reachable on foot in under 20 minutes.



Francis Road, E10



A note from the owners

“We love how this house gets wider towards the back, meaning you can really feel the extra space in every room. The downstairs is so open and flows so nicely for family life. It’s been the perfect place for us to grow our family – the garden in particular has given us so much joy, and we have spent most of our summers out there. Farmer Road has been a wonderful place for us – the community spirit is unmatched, the road is beautiful (especially when the trees blossom), and our gorgeous house has made our time here very happy and special. We will be truly sad to leave and hope the next owners love it here as much as we have!”

Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

MORTGAGES

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