

*For memories made
and memories to come.*

MORLEY ROAD, LEYTON E10

- ◆ Four-bedroom Edwardian house
- ◆ Top-floor suite
- ◆ Modern bathroom & WC
- ◆ Stylish eat-in kitchen
- ◆ Fully renovated throughout
- ◆ Preserved original features
- ◆ Close to Francis Road
- ◆ Walkable to Tube & Overground

On a tree-lined residential street just moments from the ever-popular Francis Road, this beautifully refurbished Victorian-style Edwardian house sensitively blends contemporary comforts with carefully restored character features to create a spacious, stylish and welcoming family home.

Morley Road's excellent location is just a stone's throw from well-connected bus, rail, and road links, several green spaces, and great schools.

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, traditional pine four-panel doors with brass hardware, anthracite three-column radiators to every room, period coving, decorative ceiling roses, traditional panelling, and more.

As well as extending the rear to create an eat-in kitchen and the loft for a new primary bedroom suite, the current owners have completely remodelled the layout, undertaken a complete rewire, fitted a new A-rated Worcester Bosch Greenstar 4000 gas boiler, upgraded all pipework, retiled the roof, replaced the windows with double-glazed sliding box sashes, added Crittall-style doors to the back, installed a new kitchen, and fitted new bathrooms.

“Lit by a wide bay window with new sashes, the space feels cosy and elegant.”

“Stunning matte grey-veined Carrara marble tiles pair with traditional bead and butt panelling.”

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 a double-height bay framed by white-painted stone columns and lintels complement the restored brick exterior.

A period-style green and black tiled path leads past a front garden with Cotswold buff stone chippings and matching porcelain stepping stones before arriving at an elegant Victorian-style front door, part-glazed with reeded glass and finished in Farrow & Ball 'Light Grey' and antique brass hardware. A

power supply has been routed to the porch, ready for the installation of an electric vehicle charging station.

Stepping into a hallway, you're greeted by walls in Farrow & Ball's 'Wimborne White', including a double-height brick feature wall ascending to the first floor. 'Shaded White' woodwork and an 'Off Black' central staircase complement each other yet contrast to provide an airy but atmospheric first impression.

Beautiful, original restored floorboards flow continuously through a period-style four-panelled door into the living room on your right. Lit by a wide bay window with new sashes, the space feels cosy and elegant, with walls painted in Farrow & Ball's 'Shaded White'.

Three low-level anthracite three-column-style radiators linked together, alcoves offering plenty of storage, and a brass

pendant fitting on a high, coved ceiling with a decorative central rose complete the décor. However, the restored and reclaimed fireplace is the real showstopper here.

Returning to the hallway, you'll find a useful storage cupboard under the stairs and a cloakroom painted in 'Pink Ground' by Farrow & Ball, which contains a stylish basin, a Burlington toilet with an oak Burlington seat, and brass fittings throughout.

Continue into the open plan kitchen, dining and living space, filled with light from three large skylights to the vaulted ceiling and wide black Crittall-style French doors opening onto the garden patio. The crisp 'Wimborne White' and 'Pink Ground' walls tone beautifully with wooden floorboards reclaimed from a Victorian property in Leytonstone.

While dark grey in-frame kitchen cabinetry contrasts with quartz marble-style worktops,

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 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, another restored fireplace in the snug, long

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column-style radiators, brass wall lights, and reinstated period features such as coving, skirting, and an ornate ceiling rose.

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

Adjacent, you’ll find a single with original

floorboards that would make an ideal nursery or study. A new sash window brightens the calming Farrow & Ball ‘Oxford Stone’ 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 ‘Mizzle’, while original restored floorboards run underfoot, accompanied by antique brass fittings throughout.

Next door in the family bathroom, stunning matte grey-veined Carrara marble tiles pair with traditional bead and butt panelling in Farrow & Ball ‘Pink Ground’ and original floorboards, lit by a large sash window.

Traditional Burlington fittings include a low-level cistern toilet with an oak soft-close seat and gold flush pipe; a traditional-style basin with an antique gold stand and Enki

antique brass taps; and a claw-foot bath with a pivoting glass frameless screen, Enki taps, 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 skylights to the front and dark grey French doors leading to a Juliet balcony revealing garden views to the rear, the large dual-aspect bedroom would make an idyllic primary. The ‘Skimming Stone’ walls add to the feeling of light and space, plus there’s a column-style radiator and eaves storage with internal lighting.

In the loft en suite, 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 ‘Shaded White’ creates a smart, classic look. There’s also a rear-facing window for natural light.

Outside, no houses overlook the rear, which provides rare privacy, and an enclosure with new, double-slatted timber fencing means this newly renovated garden is ideal for relaxing and entertaining. A 15 m² raised porcelain patio is perfect for outside seating, while steps descend to a low-maintenance but luxurious 40 mm artificial grass lawn with raised flower beds to the sides. Handy touches include rear access, exterior lighting, an outdoor electrical socket, and a garden tap.

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LIVING ROOM



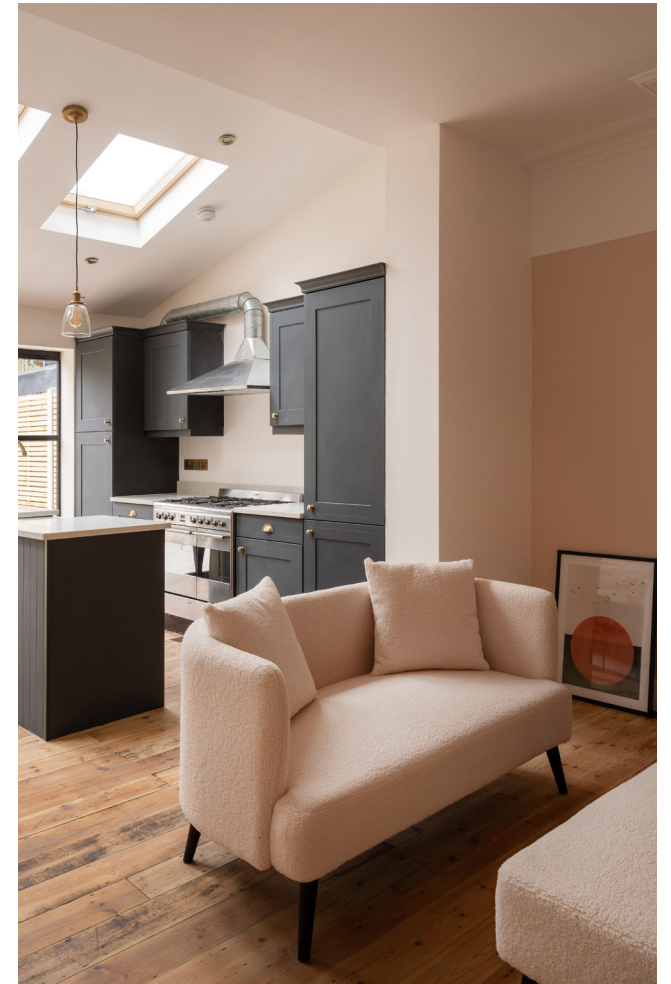
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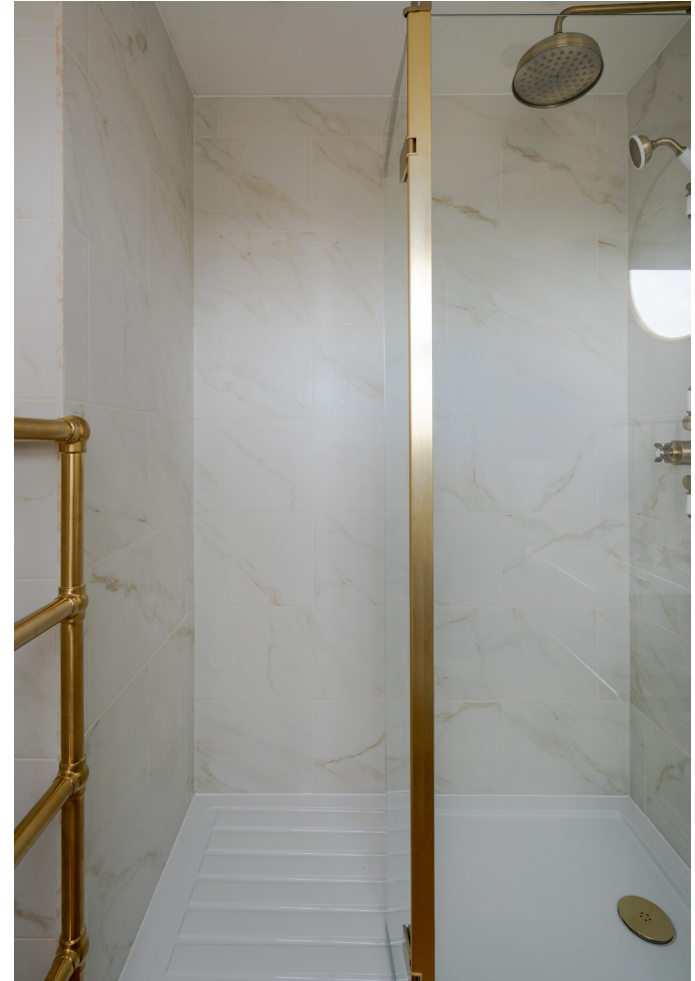
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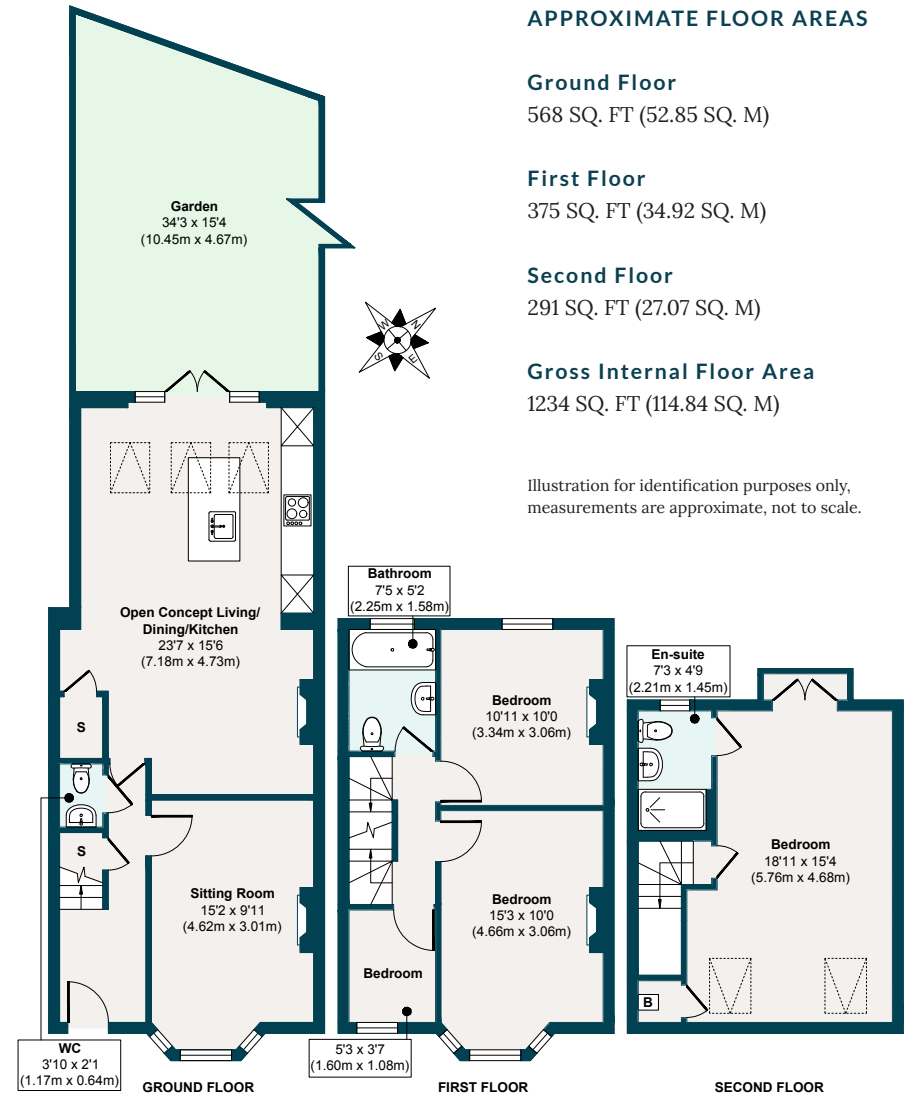


GARDEN

FRONT OF HOUSE



MORLEY ROAD, LEYTON E10



THE NEIGHBOURHOOD



Francis Road, E10

Just moments from Francis Road, Morley Road is situated in one of Leyton's most constantly in-demand locations, thanks to its urban village of independent local businesses. Firm favourites include Yardarm wine bar, Phlox bookstore, Edie Rose florist, Morny bakery, Marmelo Kitchen, and Pause yoga studio.

Nearby are the Heathcote & Star pub, Filly Brook craft beer hall, Gravity Well Taproom brewery and bar, and Coach & Horses, which serves a fantastic Sunday roast.

Just around the corner is Leyton County Cricket Ground with its wonderful Edwardian pavilion, while Coronation Gardens is around a 13-minute walk. The location is perfectly placed to enjoy the beautiful green spaces of Olympic Park, Wanstead Flats, and Hollow Ponds – all within 30 minutes' walk (or a short cycle ride).

The Overground at Leyton Midland Road is around a 10-minute stroll and has a swift change to the Victoria line

at Blackhorse Road, while the Tube at Leytonstone is about 15 minutes' walk, making light work of getting to the City, West End, Canary Wharf and South Bank. Just two stops away, Stratford hosts the beautiful Queen Elizabeth Park and

serious retail therapy at Westfield.

Popular and well-performing schools with an Ofsted rating of Good or above include two local primaries, Newport and Dawlish, and Norlington Secondary & 6th Form for Boys.

ADDITIONAL INFORMATION

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



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