

Buckingham Road | Leyton E10

*For memories made
and memories to come.*

BUCKINGHAM ROAD, LEYTON E10

- ◆ Three-bedroom Victorian house
- ◆ 58ft private garden
- ◆ Two bathrooms
- ◆ Period details & original floorboards
- ◆ Farrow & Ball paintwork
- ◆ Dining kitchen with bay
- ◆ 7-minute walk to Leyton Underground
- ◆ Close to Francis Road

Warm and welcoming with a lovely layout and leafy views to both front and rear, this charming three-bedroom Victorian house is packed with period details, from high coved ceilings and cast-iron fireplaces to original floorboards and stripped timber doors.

Decorated in sympathetically chosen heritage Farrow & Ball colours, the home also has double-glazed UPVC sash windows, a unique dual-aspect primary bedroom, and a dining kitchen with a side-facing bay.

Close to excellent transport links, green spaces, and the ever-popular Francis Road, the house greets you with a handsome traditional brick frontage, a newly tiled roof (completed in 2022), decorative stonework,

and foliage-topped columns to the bay windows.

Shielded from the street by a low wall and well-kept privet hedge, a terracotta tiled path leads you to a recessed panelled part-glazed front door framed with a glazed fanlight and side panels and painted in an attractive mid-blue shade.

The original sanded floorboards throughout the house begin in the light-filled white-walled hallway, where you'll find a pair of pendant fittings, plenty of space for coats, and stairs down to the useful storage cellar. There's also a cloakroom with a part-glazed original door, frosted sash, close-coupled loo and wall-hung basin with traditional chrome taps.

“The focal point is the elegant original cast-iron fireplace with marble surround, mosaic hearth and fantastic swan-design tiles.”

“The white worktop pairs with elongated glazed tiles in a herringbone pattern to the splashback.”

The characterful original stripped timber door to your left – one of several in the property – leads to the fabulous dual-aspect living and dining room. Lit by a wide bay with new bespoke plantation shutters and radiator beneath, the walls to the front have been painted in Farrow & Ball’s French Grey, while the dining area to the rear has been painted in Calamine and has a sash overlooking the garden. There’s a storage cupboard here too with a timber door.

Both windows have radiators beneath, and there are roses on the ceilings, while newly fitted bespoke floor-to-ceiling storage and a matching TV cabinet bridge the two spaces. However, the focal point is the elegant original cast-iron fireplace with marble surround, mosaic hearth and fantastic swan-design tiles.

Walk through to the kitchen, which feels light and airy thanks to the glazed rear door and a lovely side-facing bay. The current owners tell us it’s the perfect spot

to sit with a morning coffee as the early sun hits the garden.

The floorboards here have been painted a dusky blue-grey, complementing dark blue kitchen units with chrome cup handles and pulls, while the white worktop pairs with elongated glazed tiles in a herringbone pattern to the splashback.

Open timber shelving runs along the wall, and there’s a pendant fitting over the dining area, with a radiator in the bay. The one-and-a-half bowl steel sink and drainer has a traditional-style chrome mixer tap, but you’ll also find a five-ring freestanding gas range and dishwasher, and space for a fridge-freezer.

Returning to the hallway, take the stairs with exposed treads, white painted spindles, and polished bannister rail to the first floor.

The primary bedroom lies at the rear of the house and is flooded with light from both a side bay window with bespoke Venetian blinds and a rear sash, both enjoying garden views. The floorboards have been lovingly sanded and restored, while the walls are painted in Dimity by Farrow & Ball.

The footprint allows for a dressing area with a beautiful original cast-iron fireplace

featuring a white painted timber surround and patterned tiled hearth. It then steps down to a cosy bedroom space with a vaulted sloped ceiling, radiator and Pooky antique brass wall lights.

You’ll find the second double bedroom – which could make an alternative primary – at the front of the house, lit by a bay window with a radiator beneath and overlooking leafy Coronation Gardens.

Floorboards run underfoot here too, while the Wedgewood blue colour-blocked walls reference the cobalt blue glazed tiled hearth of the original cast-iron feature fireplace. In the alcoves, tongue-and-groove panelling backs the attractive inbuilt shelving, while the high ceiling is finished with a rose and pendant fitting.

Adjacent, bedroom three is a lovely single currently used as a study, but it would also work well as a nursery. With wooden floorboards, a radiator, and a pendant light, the walls have been drenched in a wonderful forest green shade, reflecting the trees in the park seen through the front-facing sash.

The family bathroom lies beside the primary bedroom, with a part-frosted window overlooking the garden. The walls are fully

tiled in white, with white mosaic tiles to the floor and blue-grey mosaics to the bath panels. There’s a bath with a shower and chrome mixer tap, a close-coupled loo with a timber seat, and a pedestal sink with taps to match the bath. Other details include a tall chrome towel rail and two storage cabinets.

Back on the carpeted landing, a second staircase leads to a white painted loft that feels calm and private. The space would work well as a guest room, with two timber-framed Velux windows, a radiator, and useful inbuilt eaves storage on both sides.

Outside, timber fencing encloses the 58ft garden. The side return and patio (with a handy brick-built storage shed – where you’ll find plumbing for a washing machine) lead to a lawn edged with bamboo, Choisya, lavender and various grasses. Meanwhile, to the rear, you’ll discover a stepped section with sleeper-edged beds and a smaller seating area in the shade of a mature walnut tree.

“Discover a stepped section with sleeper-edged beds and a smaller seating area in the shade of a mature walnut tree.”



DOUBLE RECEPTION - LIVING AREA



DOUBLE RECEPTION - DINING AREA



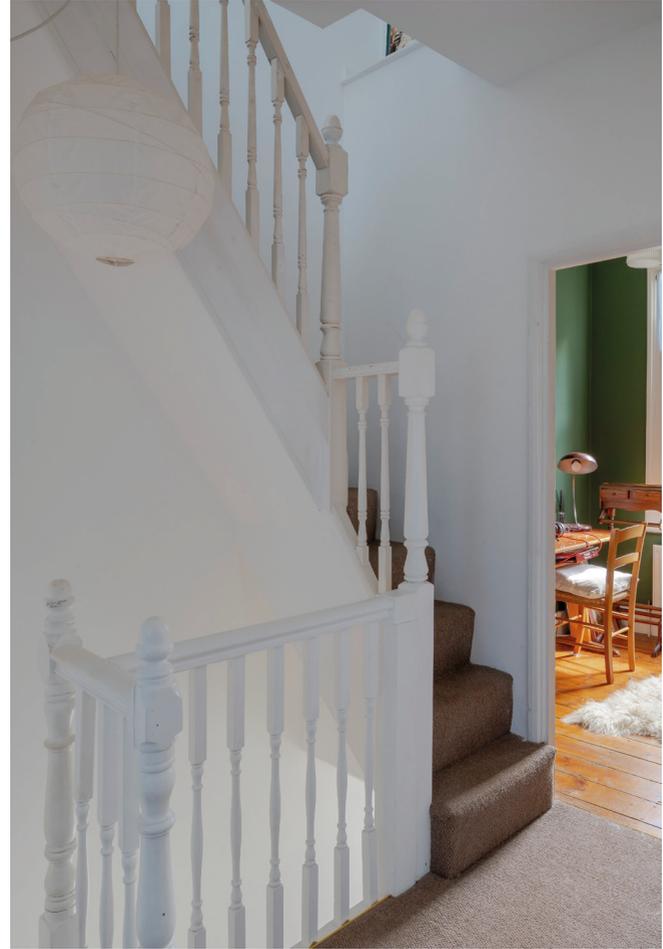
ENTRANCE HALL



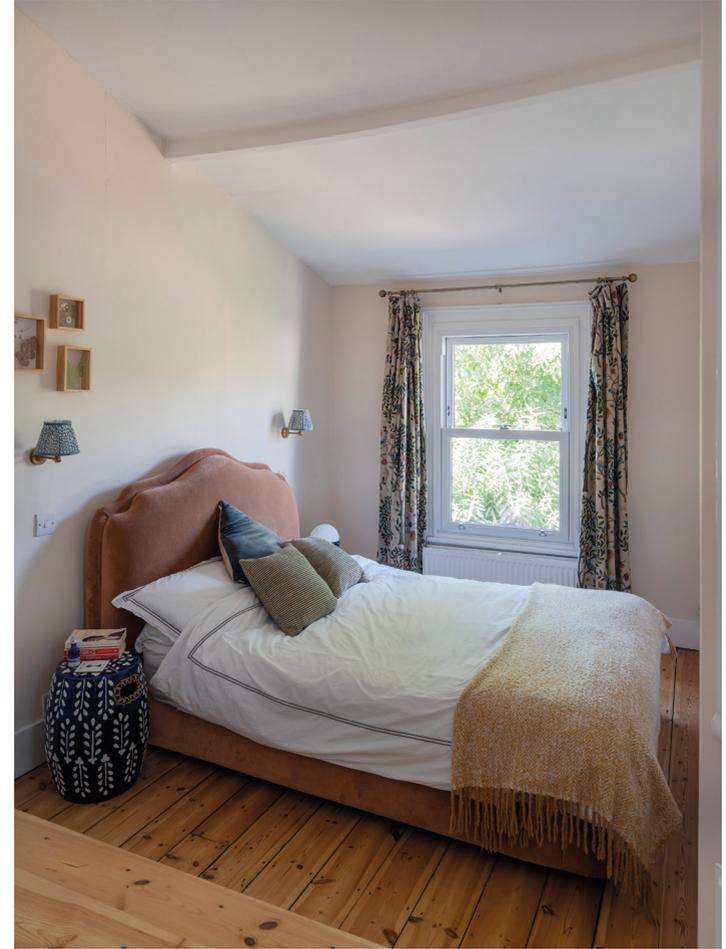
CLOAKROOM



BREAKFAST KITCHEN



STAIRS AND LANDING



PRIMARY BEDROOM



SECOND BEDROOM



THIRD BEDROOM



BATHROOM



LOFT ROOM



GARDEN

FRONT OF HOUSE



BUCKINGHAM ROAD, LEYTON E10

APPROXIMATE FLOOR AREAS

Ground Floor

556 SQ. FT (51.67 SQ. M)

First Floor

538 SQ. FT (50.01 SQ. M)

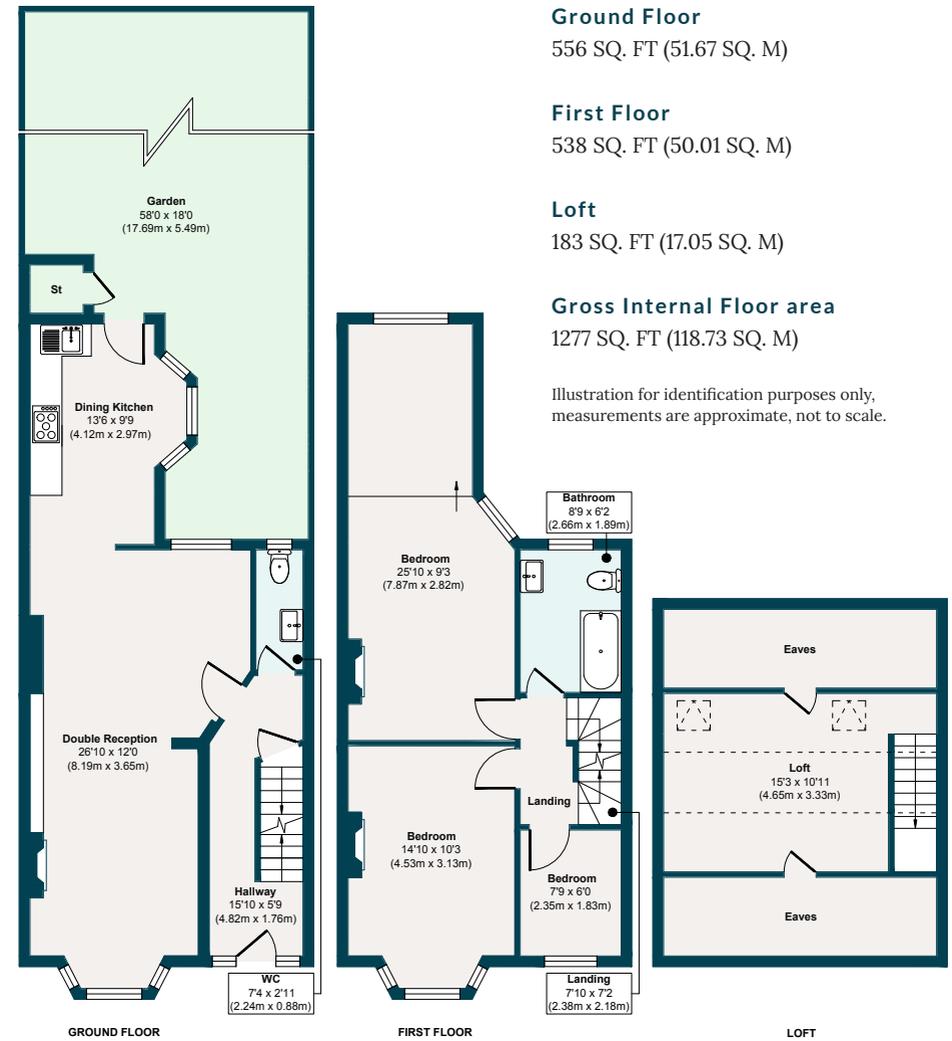
Loft

183 SQ. FT (17.05 SQ. M)

Gross Internal Floor area

1277 SQ. FT (118.73 SQ. M)

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



THE NEIGHBOURHOOD



Buckingham Road is just seven minutes' walk from Leyton Tube on the Central line, while you can reach the Overground at Leyton Midland Road in just under 15 minutes. For journeys further afield, Stratford International and Walthamstow Central are within easy reach.

Just a couple of streets away, Francis Road offers a wonderful collection of delis, coffee spots, and independent shops. Try Yardarm for wine, deli goods and small plates; Marmelo for fantastic bread and delicious dining; Pause for yoga and Pilates; and Phlox

for books and a relaxing coffee.

There's a vibrant local community with several excellent pubs, including the Coach & Horses (for roasts and a sunny beer garden), Leyton Technical, Heathcote & Star, Filly Brook and Gravity Well Brewing. Also worth a visit is Patchworks on Church Road – an all-in-one café, bar, pop-up restaurant and art gallery.

The current owners recommend the tasty toasties and coffee from Deeney's, Sunday morning pastries from Morny's bakery, pizza

at Figo, Singburi for delicious Thai food and Mora for proper authentic Italian fare.

The V&A East Museum and Storeroom are set to open in 2025 and will be around a 20-minute walk away. In the meantime, there's always Abba Voyage within walking distance to keep you entertained or Host of Leyton, just up the road, with different weekly pop-ups.

Right on your doorstep, Coronation Gardens is a lovely place to stroll, run, have a picnic or explore the maze, while Sidmouth Park is

great for kids. The location is also perfectly placed to enjoy the green spaces of the Olympic Park (just a fifteen-minute walk away), the canal at Hackney Wick, Wanstead Flats – where you can get fabulous Sunday roasts at The Holly Tree pub – and even Walthamstow Wetlands. A large new outdoor swimming and nature reserve on nearby Lea Bridge Road is also set to open soon.

There's a range of good schools and academies nearby, with Newport Primary and Willow Brook Primary both rated 'Outstanding' by Ofsted.

A NOTE FROM THE OWNERS

“There is something indefinable about this house that immediately feels special and like home. We’ve loved its quirky character, from the downstairs layout to the beautiful tiled living room fireplace and the unique master bedroom.

It’s bright and airy in the summer, yet with perfect cosy corners for the winter, and it’s so rare to find somewhere with a hallway that really feels like an entrance rather than a corridor connecting the rooms. It’s lovely arriving home, opening the door and seeing straight through to the garden.”



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