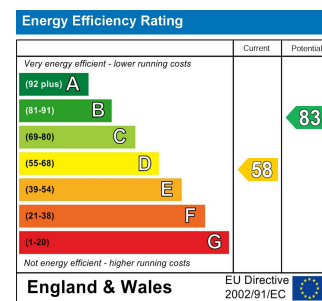
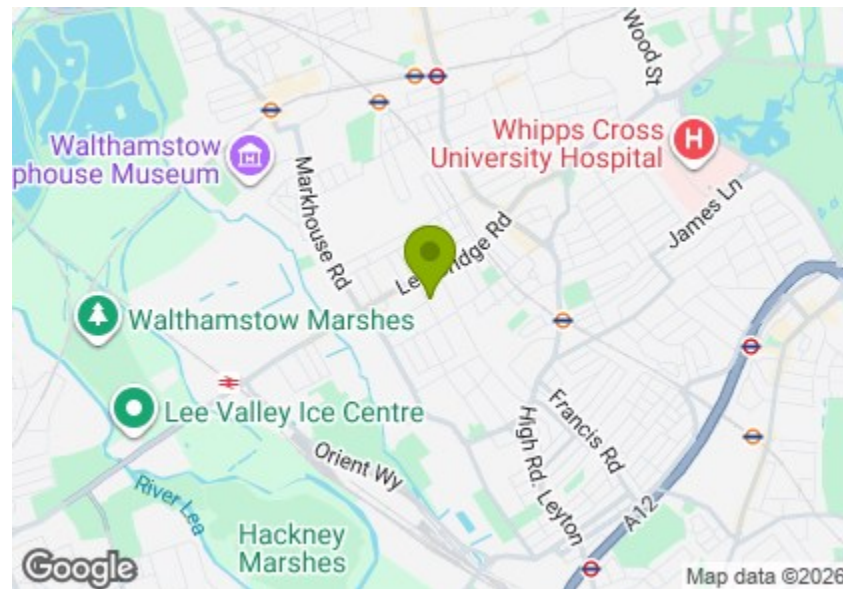




Total Area (Excluding Terrace, Cellar & Loft Room): 144.1 m² ... 1551 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



MANOR ROAD, LEYTON

Offers In Excess Of £700,000 Freehold

4 Bed House



Features:

- Victorian Terrace House
- Four Bedrooms
- Three Receptions
- Beautiful Rear Garden
- Many Original Features
- Additional Loft Room
- Lovely Family Home

This expansive Victorian terrace house offers an abundance of space and timeless charm. Retaining many beautiful classic features, the home presents a wonderful opportunity for modernisation while preserving its original character. With four well-proportioned bedrooms and an additional loft room, there is plenty of flexibility for family living. Three generously sized reception rooms provide versatile spaces for relaxation, entertaining, or even a home office setup. The beautifully maintained rear garden offers a peaceful retreat, perfect for enjoying outdoor moments. Situated in a sought-after location, this impressive home is ideal for those looking to create their own vision while embracing the elegance of Victorian architecture.

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IF YOU LIVED HERE...

This charming Victorian home blends period elegance with generous living space, ideal for a growing family. The hallway, with a traditionally crafted staircase, welcomes you inside, leading to three versatile reception rooms. The front room, with its bay window and fireplace, exudes character, while the second offers a cosy snug or home office. The third flows into the kitchen, providing potential for a stunning open-plan family space. A downstairs WC and shower add convenience, while the kitchen, though offering scope for modernisation, remains fully functional. Natural light streams in from the adjoining conservatory, a bright and airy space that overlooks the garden. With two access points—one from the kitchen and another through the conservatory—it's easy to step outside and enjoy the fresh air. The garden is a standout feature, stretching from a paved patio onto a generous lawn. With open sky views and plenty of sunshine, it's a fantastic outdoor space with endless potential—whether for relaxing, entertaining, or even adding a garden studio for work or leisure. Upstairs, the first landing leads to the main bathroom, two interconnecting bedrooms, and a spacious rear terrace, providing an additional outdoor retreat. A few steps higher, the second landing reveals two further bedrooms, including a striking front-facing main bedroom with a bay window and abundant natural light. The second bedroom is a well-sized double, offering a quiet and

comfortable space. At the top of the house, the loft room is a great addition, complete with deep eaves storage. Whether used as an extra bedroom, a workspace, or a private retreat, this space enhances the home's versatility. Francis Road, just a short walk away, offers a fantastic selection of independent cafés, bakeries, and boutique shops, giving the area a strong community feel. Yardarm is a local highlight, well known for its wine tastings and carefully curated selection of independent brands. Leyton Jubilee Park, just a 15-minute walk away, provides open green space, walking paths, sports facilities, and play areas, making it ideal for both relaxation and recreation. With period charm, spacious interiors, and a sought-after location, this home offers a fantastic opportunity to enjoy the best of Leyton living.

WHAT ELSE? For transport, Leyton Midland Station is just a 15-minute walk away, offering Overground connections to Gospel Oak, Barking, and beyond. A little further, Walthamstow Central provides fast and frequent Victoria Line services into central London, along with Overground connections via the Weaver Line, linking across the Lea Valley and beyond. You also have Leyton Station and the Central Line close by.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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- Reception**
12'2" x 13'3"
- Reception**
10'3" x 11'3"
- Reception**
10'5" x 13'8"
- WC**
- Shower Room**
- Kitchen/Diner**
10'2" x 13'10"
- Conservatory**
10'7" x 8'4"
- Cellar**
6'4" x 22'11"
- Bedroom**
16'2" x 13'3"
- Bedroom**
10'5" x 11'3"
- Bathroom**
- Bedroom**
10'4" x 11'9"
- Bedroom**
10'2" x 10'5"
- Terrace**
10'7" x 9'5"
- Loft Room**
14'5" x 10'0"
- Garden**



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