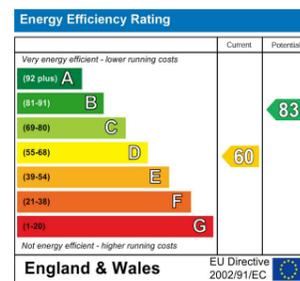
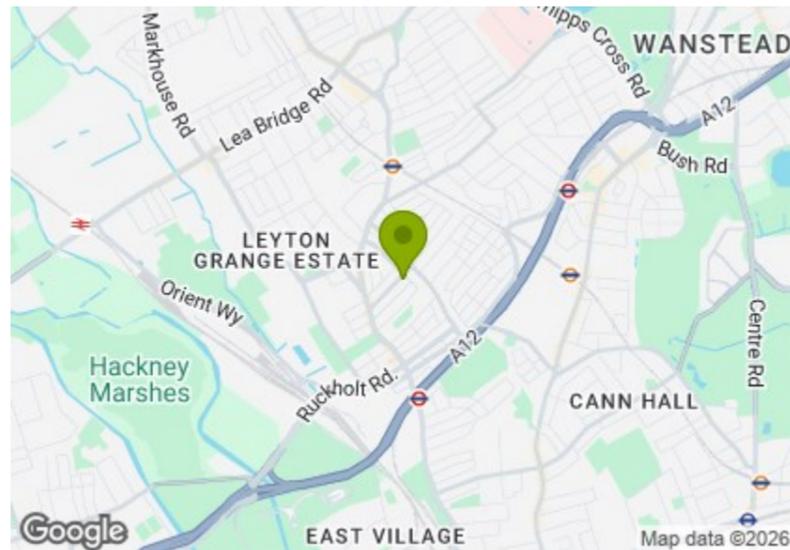




Total Area: 99.2 m<sup>2</sup> ... 1068 ft<sup>2</sup> (excluding void, garden)  
All measurements are approximate and for display purposes only



## MURCHISON ROAD, LEYTON

### Offers In Excess Of £750,000 Freehold

### 2 Bed House - End Terrace



#### Features:

- Two Bedrooms
- Converted Coach House
- Semi Detached
- Immaculately Presented
- Multiple Mezzanine Levels
- Studio/Office
- Secluded Rear Garden
- Rare to Market
- Quiet Residential Street
- Francis Road Location

Lover of the quirky and unique? This original and highly versatile semi-detached home will definitely catch your eye, a rare gem that seldom comes to market. Once a coach house, it's been cleverly and sympathetically converted, with every inch put to good use. Inside, you'll find three bedrooms, two bathrooms, a self-contained studio, plenty of storage, and a private, secluded rear garden.

When it comes to location, it's hard to beat: just moments from Francis Road, with its independent shops and cafés, plus well-regarded local schools and excellent transport links all within walking distance. You'll also have a great choice of pubs and restaurants right on your doorstep, and the Olympic Park is only a short stroll away. Leyton Midland (on the Suffragette Line) is under 10 minutes on foot.

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### IF YOU LIVED HERE...

Here's your chance to own something a little different on a quiet residential street. With more than a hint of a New York loft, this home makes an impression with its cavernous living room, exposed brickwork, and striking ceiling beams. It's an unconventional space, yes—but one that's been thoughtfully and cleverly converted so every nook is put to good use, resulting in a home that's both fun and functional.

The main living area is anchored by floor-to-ceiling bookshelves—perfect for a well-loved collection or to bring instant character to the room. With stripped wooden floors and those warm brick walls, the space needs little more than a couple of sofas and a coffee table to feel inviting.

The kitchen, compact yet practical, is fitted with industrial-style steel units. Its design maximises storage, while the open plan layout creates a natural dining nook in the living area, with plenty of space for family meals or relaxed entertaining.

To the rear, a self-contained studio offers flexibility, complete with its own bathroom, desk space, built-in wardrobe, and a mezzanine level currently used for to a sleeping area.

Upstairs, two further bedrooms each come with their own easily accessible mezzanine level - great for storage. Bright and airy, with black-painted wooden floors adding a dramatic edge, they're as versatile as they are striking.

Outside, the garden wraps around two sides of the house, private and secluded. Low-maintenance paving makes it practical, while a raised bed of greenery and built-in seating give it a welcoming, lived-in feel—ideal for quiet moments or gatherings alike.

You're moments away from vibrant Francis Road, a cute pedestrianised street brimming with charming cafes and independent shops. It's a vibrant area, whether you crave the excitement of the city or an escape via the vast green spaces of Wanstead Flats and Hackney Marshes surrounding you.

### WHAT ELSE?

Coronation Gardens is an 11-minute walk, while Leyton County Cricket Ground, with its wonderful Edwardian pavilion, is just a 15-minute stroll.

Westfield Stratford shopping centre, the largest in Europe, will excite brand lovers and foodies alike, whilst its 20-screen cinema will get movie buffs reaching for the popcorn.

The Northcote pub is one of your new locals. This community boozier boasts friendly, outgoing staff and entertainment aplenty, including Edinburgh fringe preview shows, quiz nights and yoga.



### A WORD FROM THE EXPERT...

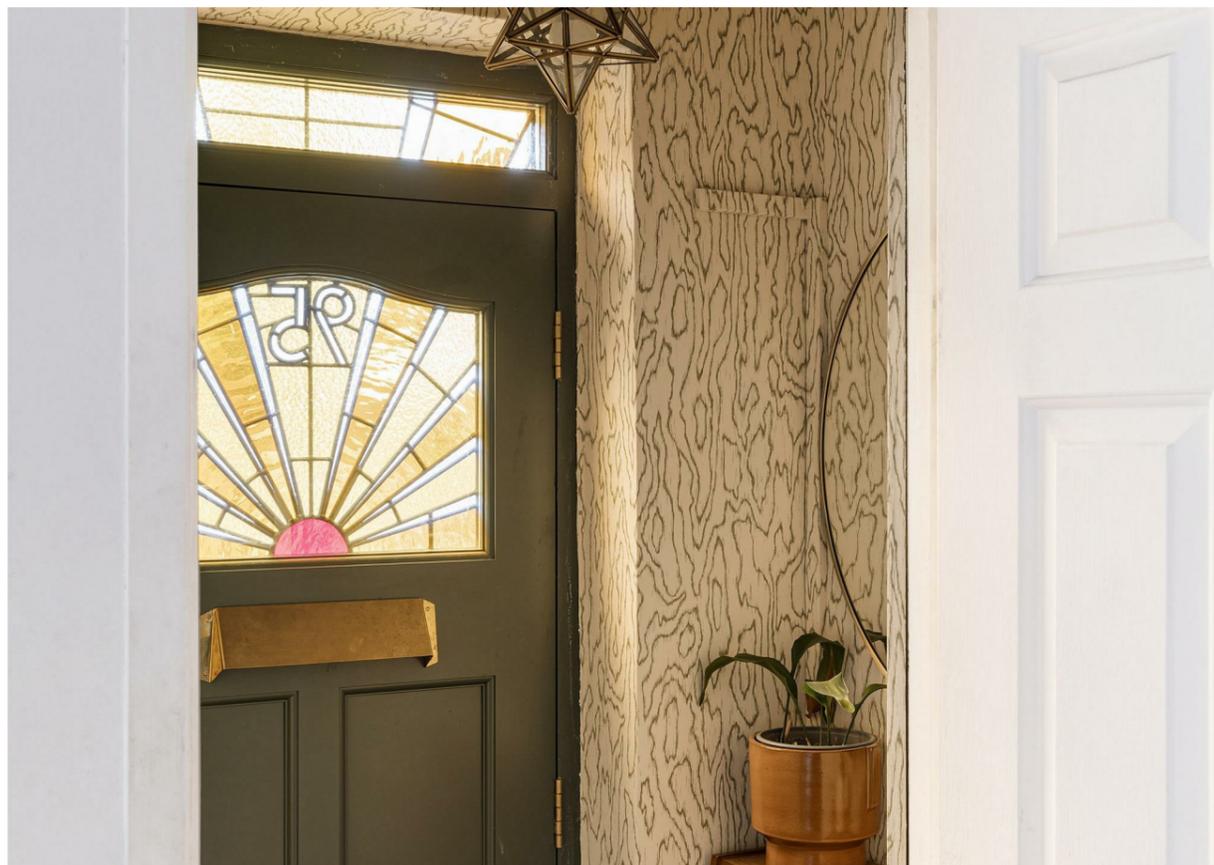
"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy.

The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be."

JOSEPH EARNSHAW  
E10 BRANCH MANAGER

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**Reception Room**

16'3" x 17'3"

**Kitchen**

7'3" x 10'11"

**Bathroom**

4'4" x 7'0"

**Office**

11'3" x 7'6"

**Mezzanine Bedroom**

10'11" x 7'10"

**Bedroom**

13'6" x 8'10"

**Mezzanine**

4'9" x 8'10"

**Bedroom**

9'9" x 8'11"

**Mezzanine**

10'3'8" x 3'5"

**Bathroom**

6'6" x 5'7"

**Garden**

8'2" x 16'2"



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