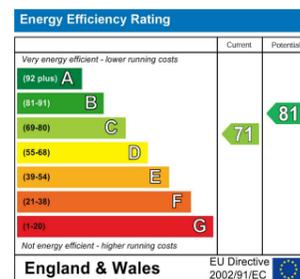
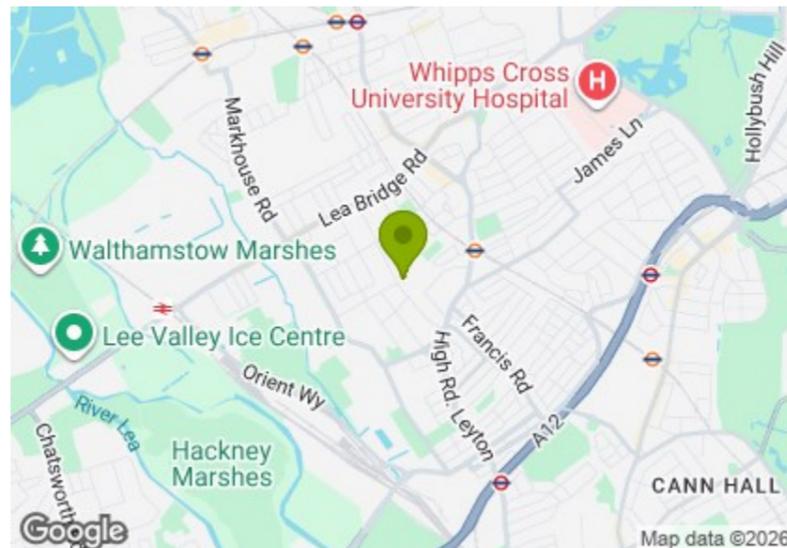




Total Area (Excluding Eaves Storage): 112.4 m² ... 1210 ft²

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.



FARMER ROAD, LEYTON

Offers In Excess Of £775,000 Freehold 4 Bed House



Features:

- Four Bedrooms
- Victorian End Terrace House
- Arranged Over Three Floors
- Immaculately Presented
- Extended Kitchen Diner
- First Floor Bathroom & Ground Floor WC
- Two Reception Rooms
- Close to Leyton Midland Station

This Victorian end terrace offers four well-proportioned bedrooms arranged over three bright floors, combining space with style. An extended kitchen diner forms a generous setting for family life, complemented by two elegant reception rooms that provide flexibility for both entertaining and quiet retreats. A ground floor WC adds convenience, while the first floor bathroom serves the upper levels with ease. Immaculately presented throughout, the home is positioned close to Leyton Midland Road station, bringing excellent connections alongside its period character and thoughtful modern updates.

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0203 397 2222

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
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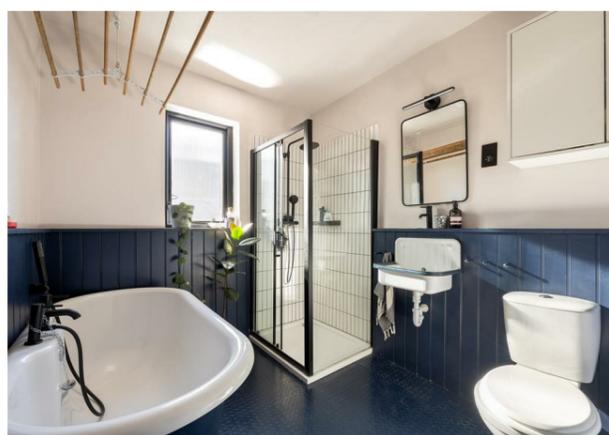
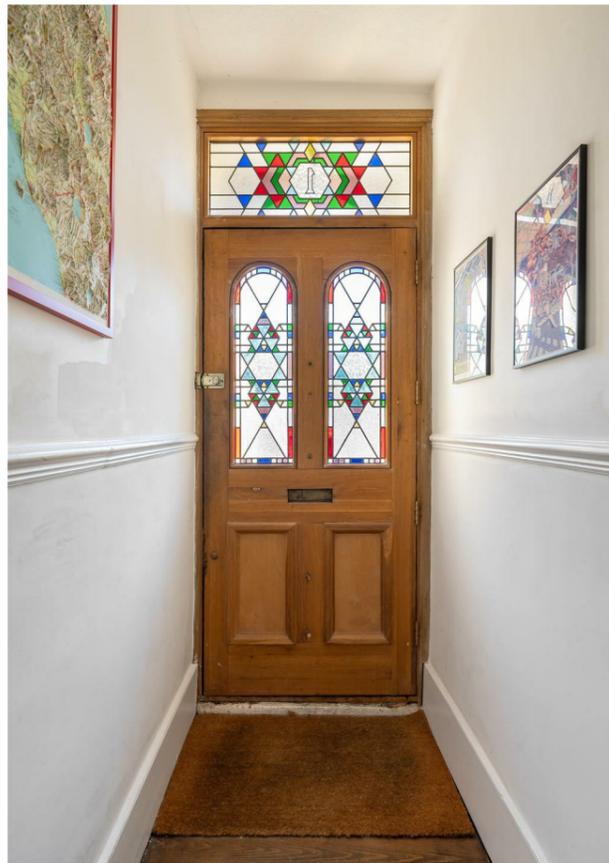
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

A handsome period home showcasing traditional brickwork and refined detailing sets the tone. A striking bay window spans two floors, adding depth and character to the façade, while the arched entrance with its ornate door provides a welcoming focal point. Together, these features create a house of timeless charm with a strong and enduring presence. Inside, the hallway greets you with a wooden door framed by vibrant stained glass, a feature echoed in the transom above that draws daylight into the space. The front reception is warm and inviting, with shutters softening the bay and a period fireplace anchoring the room, complemented by bespoke cabinetry. Flowing naturally through the ground floor, the second reception offers flexibility and built-in shelving, perfect for reading, relaxing, or entertaining. A beautifully tiled shower room continues the considered feel, while to the rear, the kitchen and dining area forms a wonderful everyday hub. A skylight and glazed doors fill the room with natural light, the central island creates a natural gathering point, and patterned tiles add individuality. Beyond lies the garden, a cobbled retreat softened by planting and mature greenery, offering a private space to unwind or host outdoors. Upstairs, the front bedroom is spacious and welcoming, enhanced by both bay and side windows, with built-in wardrobes and shelving for ease. A second bedroom is neatly framed by integrated storage, and the bathroom combines

bold navy panelling with soft walls, a striking shower enclosure and sculptural freestanding bath. The loft provides two further bedrooms, the front brightened by both skylight and rear window, complete with storage, and the rear, an adaptable space equally suited to rest, work or creativity. The neighbourhood surrounding this home is rich in character, with plenty to enjoy just a short stroll away. Francis Road is close by, a pedestrianised stretch lined with independent favourites such as Marmelo Kitchen, Yardarm and the Northcote Arms, offering everything from relaxed dining to a welcoming local pub. Even nearer, Leyton Calling brings tropical flair with its inventive cocktails. A little further afield, Walthamstow Village provides a charming mix of boutiques, cafés and historic buildings. For green space, Leyton Jubilee Park is ideal for walks, play and fresh air. Families will also appreciate the choice of excellent schools, including the outstanding Riverly Primary, only five minutes on foot.

WHAT ELSE?

Leyton Midland Road station is just over five minutes away, providing swift connections across the city. A wide choice of bus routes also serves the area, linking you to neighbouring communities and beyond with ease. Whether heading into central London, exploring nearby Walthamstow, or travelling further across East London, the excellent transport links make this a convenient and well-connected place to call home.



A WORD FROM THE OWNER...

"We've absolutely loved living in this house and adding our own touch to its character — from the beautiful bespoke stained-glass front door to the open-plan living spaces that are perfect for entertaining. The mature garden is a wonderful spot for summer BBQs, and with three levels, the house offers plenty of space for family life.

Our street is part of a vibrant, friendly community where neighbours genuinely look out for one another. We even have an active WhatsApp group and come together every year for a festive celebration — it's a truly special place to live.

We're spoilt for choice when it comes to local amenities and schools. Riverly Primary, a wonderfully creative and inclusive school, ranks among the top primaries in London. Transport links are excellent, making commuting easy, and weekends are for exploring — whether that's visiting the buzzing Kerb food market on Francis Road, relaxing at the cafés and bars under the Tilbury Road arches, or strolling through Jubilee Park to the River Lea and Hackney. Epping Forest is also nearby, perfect for longer walks and family adventures."

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Reception
11'5" x 12'8"

Bedroom
9'10" x 11'1"

Reception
14'8" x 10'11"

Bathroom
8'11" x 7'5"

WC/Shower Room
2'11" x 7'0"

Bedroom
13'9" x 17'1"

Kitchen/Diner
14'8" x 7'8"

Bedroom
8'11" x 7'6"

Bedroom
14'8" x 12'8"

Garden
19'6" x 15'5"



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