

Reception Room  
21'6" x 12'0"

Kitchen  
7'0" x 7'0"

Bathroom  
7'1" x 6'10"

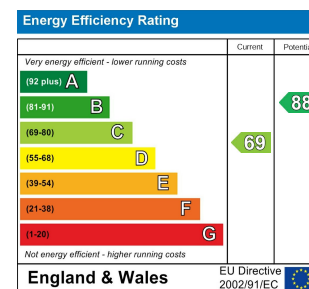
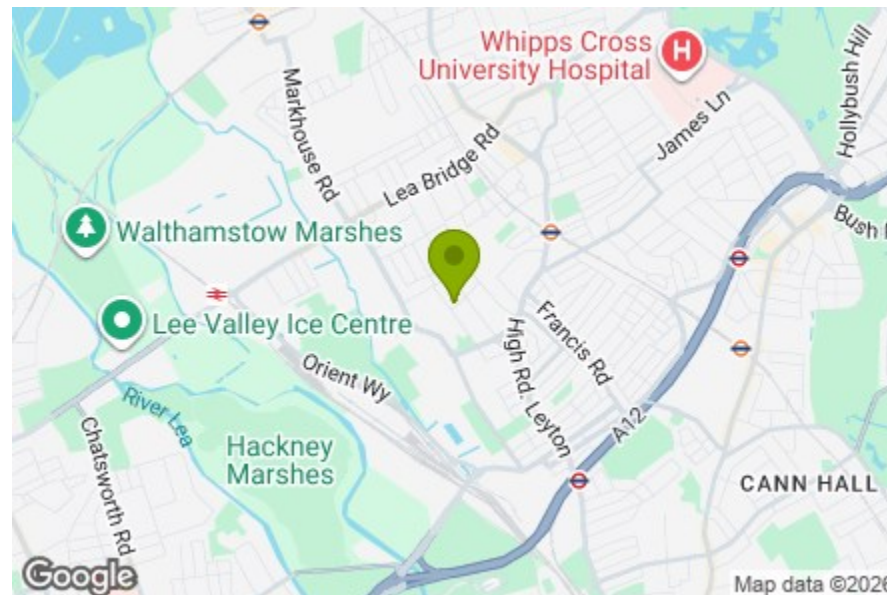
Bedroom  
10'9" x 6'0"

Bedroom  
12'0" x 10'5"

Garden  
19'8"

Total Area: 58.0 m<sup>2</sup> ... 624 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## PRIMROSE ROAD, LEYTON

### Offers In Excess Of £525,000 Freehold 2 Bed House



#### Features:

- Two Bedrooms
- Victorian House
- Immaculately Presented
- Secluded Rear Garden
- First Floor Bathroom
- Close to Leyton Midland Station

A beautifully kept two bedroom Victorian house in a well-connected Leyton setting, with a secluded rear garden and Leyton Midland Road station close by. You're also well placed for the independent spots around Francis Road, the everyday convenience of the High Road, and plenty of nearby green space when you want a change of pace.

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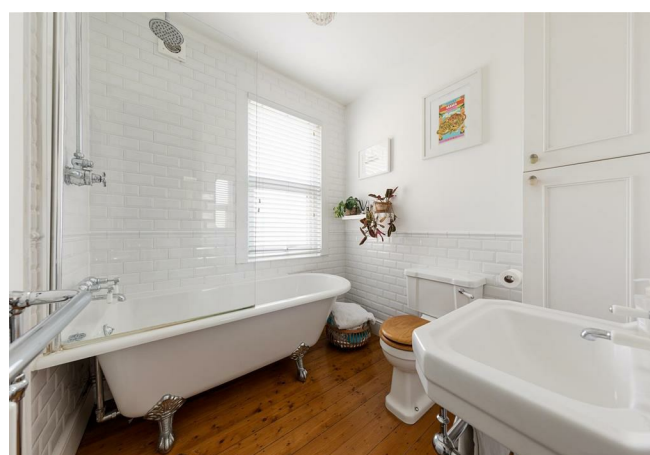
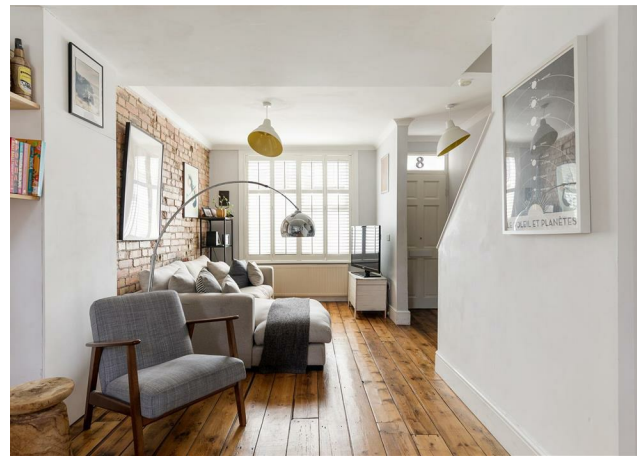
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### IF YOU LIVED HERE...

Step through the front door and the ground floor opens into one long reception room, with ample space to arrange separate sitting and dining areas without losing the sense of flow. It's an inviting room, immaculately presented, with stripped timber floorboards, white walls and an exposed brick feature wall adding warmth and texture. The front section feels bright and calm thanks to the shuttered window, while the rear dining space sits neatly beside the kitchen. Back here, the kitchen has been smartly finished with white cabinetry, wooden worktops, pale herringbone tiling and a door leading straight out to the garden.

Upstairs, the principal bedroom stretches across the full width of the house, with twin windows and a rich, dark palette giving it a cosy, cocooning feel. The second bedroom sits to the rear and is full of charm, ideal as a child's room, study or guest space depending on how you live. The first floor bathroom is a real highlight, with a clawfoot bath, overhead shower, white brick-style tiling and traditional fittings giving it a timeless feel. Outside, the

rear garden feels pleasingly tucked away, with brick paving, established planting and a generous shed adding to the sense of privacy.

### WHAT ELSE?

- Leyton Midland Road station is on the Suffragette line, and Leyton tube plus Lea Bridge station give you even more options for getting across London.
- Francis Road's independent cafés and shops, along with the bustle of the High Road, help give this part of Leyton its easy neighbourhood feel.
- Leyton Jubilee Park and the Olympic Park are both within easy reach when you want open space, while Coronation Gardens is another much-loved local green spot.



### 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 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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