



Reception Room  
9'5" x 10'9"

Dining Room  
12'9" x 11'11"

Kitchen  
7'1" x 14'8"

Bedroom  
12'9" x 9'0"

Bedroom  
7'1" x 7'0"

Bedroom  
7'1" x 7'1"

Bathroom

Garden  
13'0" x 15'5"

Total Area: 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



## COOPERS LANE, LEYTON

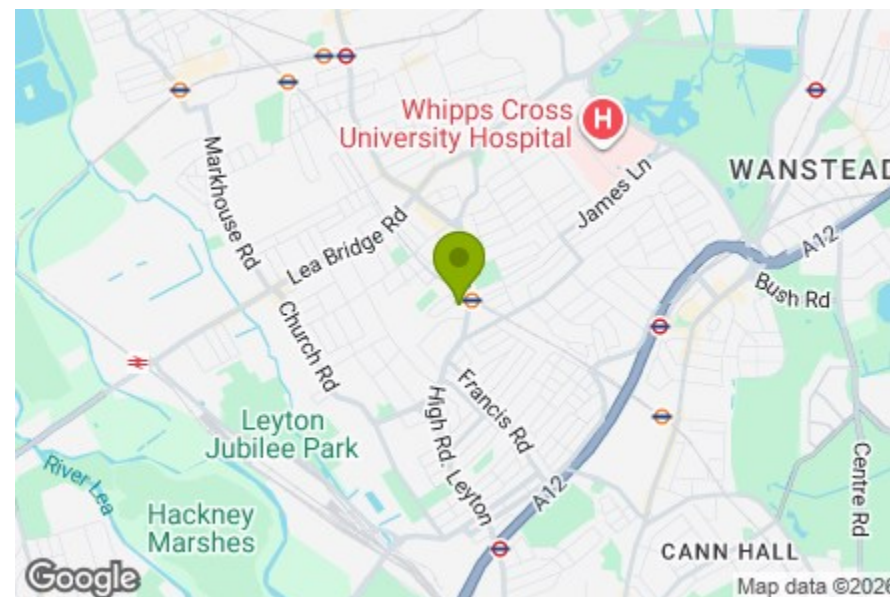
### Offers In Excess Of £625,000 Freehold 3 Bed House



#### Features:

- Three Bedrooms
- Victorian Terrace House
- Well Presented
- Brick Fronted
- Private Rear Garden
- Next to Leyton Midland Station

A three-bedroom house within a handsome, brick-fronted Victorian terrace, right next to Leyton Midland Road station and within easy reach of Francis Road, Leyton High Road and Leyton Jubilee Park. With generous living space, a private rear garden and a practical layout, this is a lovely Leyton home with plenty of everyday ease.



Energy Efficiency Rating	
Current	Potential
65	86

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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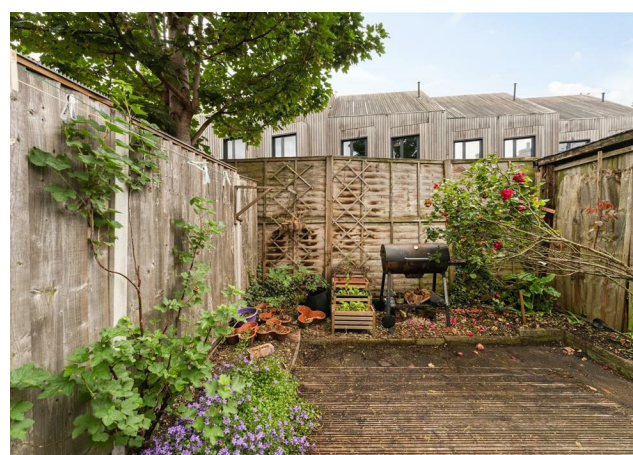
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IF YOU LIVED HERE...

The ground floor has a natural sense of flow, beginning with a bay-fronted reception room at the front of the home. It's a calm, bright space with dark flooring, soft walls and a generous window, making it easy to imagine slow mornings, cosy evenings or somewhere peaceful to settle at the end of the day.

Just beyond, the dining room offers a second living space with plenty of room to gather, work or unwind. There's also built-in storage beside the stairs, keeping daily life neatly tucked away. To the rear, the kitchen is arranged in a practical run, with warm wood cabinetry, tiled splashbacks, integrated appliances and direct access out to the private rear garden.

Outside, the garden feels sheltered and easy to enjoy, with a decked area for seating and established planting around the edges. Upstairs, the largest bedroom sits at the front of the home, while two further bedrooms offer useful flexibility as children's rooms, a study or a guest room. The bathroom includes

a bath with overhead shower, tiled walls and a clean white finish.

WHAT ELSE?

- Leyton Midland Road station is right next door, making local journeys and connections across East London wonderfully simple.
- Francis Road is close by for independent favourites including Yardarm, Marmelo and Phlox Books.
- Leyton Jubilee Park and Hackney Marshes are within easy reach for walks, runs and wide open green space.



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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