

LEASOWES ROAD, LEYTON

Offers In Excess Of £850,000 Freehold
5 Bed House - End Terrace



Features:

- Five Bedrooms
- Victorian End Terrace House
- Arranged Over Three Floors
- Immaculately Presented
- Kitchen Diner
- Large Rear Garden
- Walking Distance to Lea Bridge Station
- Close to Hackney Marshes

Located on a quiet turning off Capworth Rd, this beautifully presented and newly renovated five-bedroom family home combines style and comfort across three floors. With two receptions, a striking rear extension, downstairs WC, 2 bathrooms, an already converted loft, and around 1,591 sq ft of space, there's plenty of room to make it your own. Leyton Midland overground station (Suffragette line) is just over 10 mins walk. Lea Bridge Station is also easily accessible, offering direct trains to Stratford in one direction - with easy access to the Elizabeth, Jubilee and Central lines, the DLR, London Overground, and Stratford International and Tottenham Hale in the other, connecting you to the Victoria Line. Step outside and you'll find yourself in the middle of a neighbourhood full of energy: leafy parks, independent cafés, friendly pubs, and a growing creative scene that's shaping the area into one of East London's most exciting places to live.

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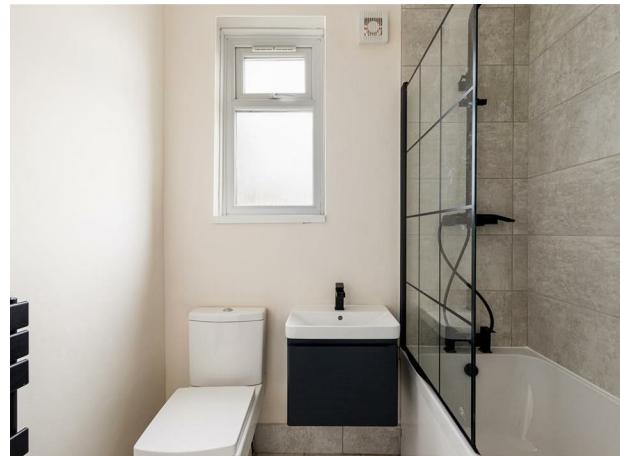
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IF YOU LIVED HERE...

This beautifully finished end-of-terrace family home sits in a sought-after pocket between Leyton and Lea Bridge Road, surrounded by greenery and offering that rare balance of quiet surroundings with excellent connections. From the outset, it draws you in with charming curb appeal, its ice-blue and white façade setting a calm, confident tone.

The first reception room is bright and welcoming, with a large bay window filling the space with natural light, softened by plush oatmeal carpeting underfoot. Just behind, the second reception room feels equally relaxed, with dark wooden flooring and a versatile layout that works just as well as a formal dining room, playroom or study.

A convenient downstairs WC adds to the sense that every inch has been carefully considered, making the house practical as well as beautiful to live in.

The kitchen/diner is a true centrepiece. Already extended and stretching over 24 feet, it's double aspect and flooded with light, anchored by large bi-fold doors that blur the line between indoors and out. Neutral shaker-style cabinetry runs along both sides, offering generous storage and preparation space, with integrated appliances keeping the look clean and streamlined. At the far end, there's plenty of room to dine, relax or gather, all with views of the garden.

Open the doors and step straight onto the patio, ideal for outdoor meals or morning

coffee. Beyond, the lawn extends to around 36 feet and is arranged over two gentle levels. It's a space full of potential, ready to be shaped with planting, play areas or quiet corners of your own. Start now, and you could be enjoying flowers and home-grown vegetables by summer.

On the first floor, there are three double bedrooms alongside a family bathroom. The principal bedroom is light and restful, finished in pale sage, with a wide bay window mirroring the room below and soft carpeting adding warmth. The two further bedrooms follow a similar, calming palette.

The loft conversion adds two more generous bedrooms, both filled with light from large windows. They're served by a sleek shower room, finished with black fittings, variegated green wall tiles and geometric monochrome flooring, giving the space a refined, spa-like feel.

WHAT ELSE?

When it comes to green space, you've got plenty on the doorstep. Leyton Jubilee Park is great for open fields, a café stop or sports, while Hackney Marshes offers wilder walks, cycling and weekend football. Add in the Waterworks Centre, Walthamstow Marshes and the Lea Valley with its kayaking and trails – plus Epping Forest just down the road – and you're never short of fresh air or adventure.



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**

13'1" x 11'0"

Reception room

11'5" x 9'1"

Toilet**Kitchen / Diner**

24'6" x 10'1"

Bedroom

14'9" x 13'7"

Bedroom

10'10" x 9'4"

Bathroom

6'9" x 6'6"

Bedroom

11'0" x 10'1"

Bedroom

14'11" x 11'1"

Bathroom

8'8" x 6'4"

Bedroom

15'4" x 9'9"

Garden

36'1"



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