



Reception Room
10'7" x 14'1"

Kitchen/Diner
15'11" x 11'10"

Utility Room
6'10" x 8'3"

Bedroom
16'0" x 12'1"

Bedroom
16'0" x 12'1"

Bathroom
5'10" x 7'8"

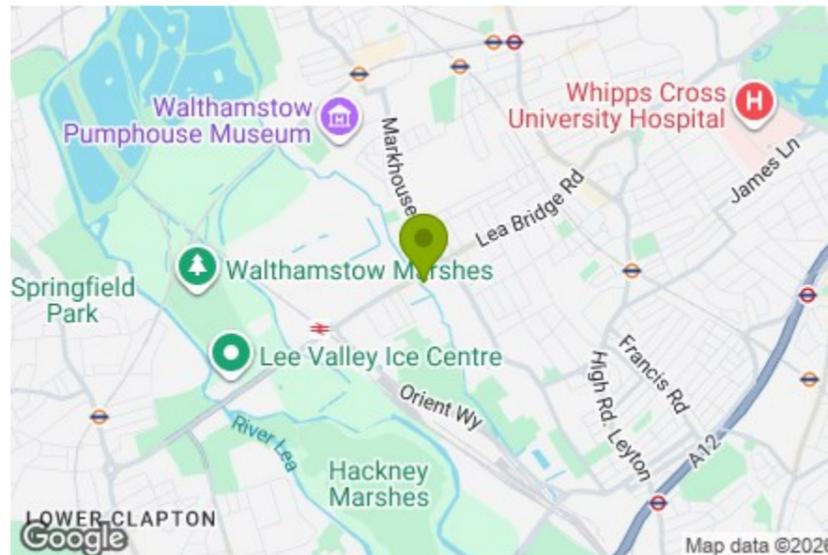
Bedroom
9'11" x 7'0"

Eaves Storage

Bedroom
7'7" x 10'2"

Shower Room
6'3" x 6'8"

Garden
17'8" x 20'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DAGENHAM ROAD, LEYTON

Offers In Excess Of £675,000 Freehold 4 Bed House



Features:

- Four Bedrooms
- Victorian House
- Well Presented
- Arranged Over Three Floors
- Kitchen Diner
- Stripped Wooden Floors
- Close to Lea Bridge Station
- Walking Distance to Hackney Marshes

This well-presented Victorian house offers four bedrooms arranged across three floors, giving a layout that works comfortably for both growing households and those needing flexible living and working space. The ground floor centres around a kitchen diner that naturally becomes the heart of the home, while stripped wooden floors run through the main areas, adding continuity and character. Upstairs, the bedrooms are thoughtfully spread across the upper levels, allowing for a feeling of separation between everyday living and quieter retreat. Location is equally appealing, with Lea Bridge Station within easy reach and Hackney Marshes close by for weekend walks, running routes and open green views.

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IF YOU LIVED HERE...

From the moment you step inside, the hallway sets an inviting tone, with original wood flooring underfoot, a handy understairs cupboard and the staircase rising neatly to one side. From here, the reception room enjoys a handsome bay window and an original fireplace that gives the room real character, while bi-folding doors open through to the kitchen / diner to create a seamless connection across the ground floor. The kitchen area is centred around a sociable island, with plenty of room for dining alongside, and glazed doors at the rear draw in daylight and lead directly out to the garden. A separate utility room sits just beyond, with windows on multiple sides and its own door outside, keeping daily tasks neatly tucked away. Outside, the garden pairs a stretch of lawn with a paved area for outdoor seating, offering a great setting for summer meals or quieter moments, with useful external storage positioned to the side.

Upstairs, the first floor offers two generously sized bedrooms, each with their own fireplace adding warmth and personality, along with a bathroom that feels fresh and individual thanks to patterned flooring, wall tiling and pretty stained-glass detail. The second floor continues this flexibility, with two further bedrooms, one with eaves storage, and a separate shower room that serves

the top floor beautifully. Together, the layout offers a home that is both practical and full of character, with well-considered rooms that adapt easily to different stages of life.

Set within a lively East London neighbourhood, the area provides a mix of everyday convenience and weekend interest. Local favourites include The Hare & Hounds just a short stroll away, known for its welcoming atmosphere and solid food and drink offering, while Bromley's Café is well placed for lazy brunches, fresh pastries and strong coffee. A little further on, the railway arches bring a growing collection of independents such as Leyton Calling and Chop Shop Tavern, creating a buzzy strip for evenings and weekends. Green escapes aren't far either, with Leyton Jubilee Park close by and Hackney Marshes offering wide open walking routes and riverside views. Families are well catered for too, with plenty of fantastic schools nearby, including the outstanding Sybourn Primary School just a three minute walk away.

WHAT ELSE?

Transport links are easy and convenient, with Lea Bridge Station around a ten minute walk away, offering regular services into Stratford and beyond. A strong network of bus routes runs through the area too, making onward journeys across East and Central London straightforward and well connected.



A WORD FROM THE OWNER...

This has been the perfect first family home for us and we will be sad to leave the area. The street has a lovely community feel and it's amazing having pinch deli, BBs cafe and the Hare and Hounds on the doorstep. We have loved entertaining in the open plan kitchen, and bbqs outside. The garden gets the sun all day and evening! The house is close to so much green space and we love mornings at jubilee park and st James park. There is so much going on in the area, being in between Clapton, Leyton and Walthamstow means you are spoilt for choice!

It's a great mix of families, couples etc. Everyone looks out for each other. You are right in the middle of Hackney, Leyton and Walthamstow with access to lots of green space! Everything is super convenient - supermarket, deli, cafe, off licence etc are all on the corner.

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