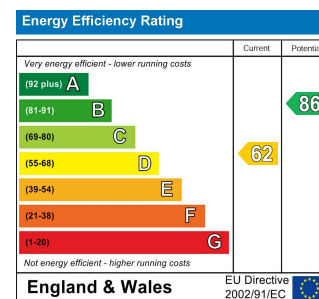


TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.  
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## FARMER ROAD, LEYTON

Offers In Excess Of £725,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Four Bedrooms
- Victorian Mid Terrace
- Beautifully Presented
- Arranged Over Three Floors
- Private Garden
- Close to Francis Road
- Moments from Leyton Midland Station
- Close to Brooks Farm
- Fitted Alarm System
- Fitted Shutters

An incredible four bedroom Victorian terrace, with rear garden to fall head over heels in love with. Here you're perfectly placed on a leafy street, primed for all Leyton has to offer, with Francis Road and transport links nestled nearby.

Nature lovers will love having both Jack Cornwell Park and Abbots Park a four minute walk away. If a longer stroll is in order then the both Epping Forest and Leyton Jubilee Park are within an eight minute cycle.

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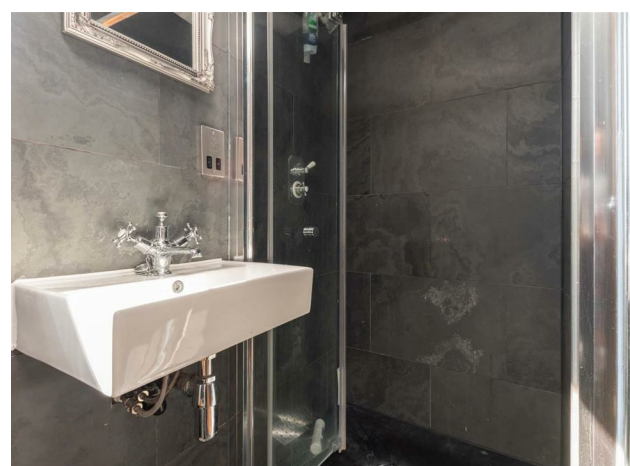
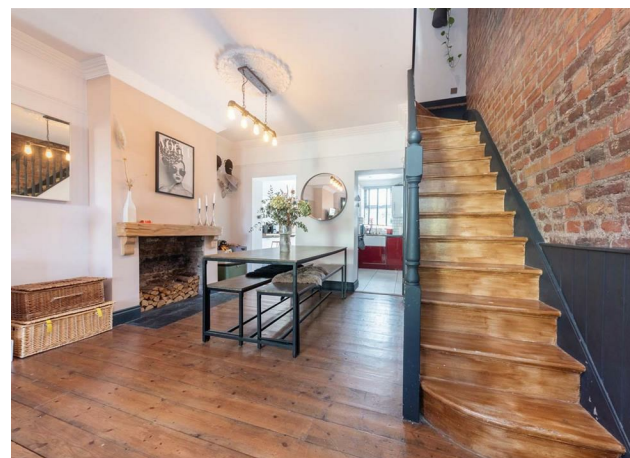
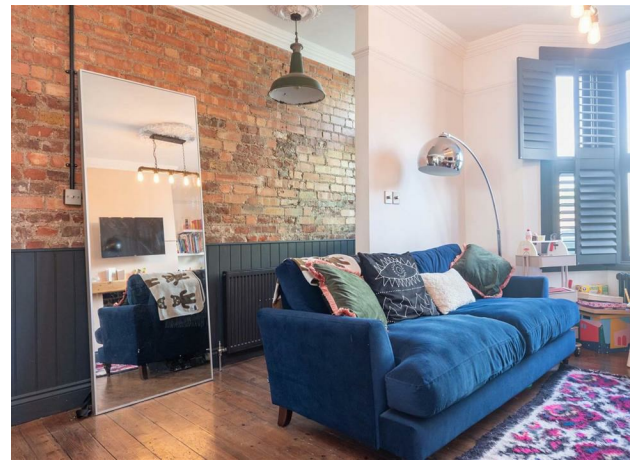
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### IF YOU LIVED HERE

You'll be hosting gorgeous gatherings in your beautifully appointed lounge/diner with a classic bay window to the fore, vintage ceiling moulding overhead, exposed brick complementing oak floorboards, and two rustic fireplaces. The entire space comes in at an eye-popping 305 square feet and an on-trend trio of black panelling, balustrade and shutters give a taste of what's to come next door.

Step through a choice of two entrances to your 240 square foot contemporary kitchen, an utterly delectable affair decked out in a gleaming cherry red suite of cabinets, breakfast bar and white metro tiled backsplash. Your south-west facing garden's accessed from here for a stretch of low-maintenance Trulawn flanked by lovingly-tended raised beds and climbing plants.

Back inside and head up that gorgeous timber staircase for two utterly immaculate bedrooms and a bathroom, home to a rainfall shower over the raised roll-top tub, a heated towel rail and vintage fixtures and fittings. Lastly, the second floor hosts a single bedroom which would also double as a superlative home working space. Your principal bedroom comes in at 155 square feet, with twin skylights, more exposed brick and an en suite shower room with floating sink, this is quite the spot to catch forty winks.

Leyton High Road's amenities are just around the corner, including John Dory Seafood, an independent restaurant serving up sustainably-sourced fresh fish. Transport links are handy and comprehensive, too. Not only do you have Leytonstone High Road overground for the Gospel Oak to Barking line a mere two minute walk away, but a choice of five nearby bus routes will speed you to an array of destinations, including Leyton tube station for the Central Line to Stratford (one stop from Westfield Stratford City mega mall), Liverpool Street and on into the West End.

### WHAT ELSE?

- Parents are well-catered for with twenty five primary/secondary schools in a one mile radius rated 'Good' or better by Ofsted. Six of these have been awarded 'Outstanding' status.
- Francis Road is a six minute stroll away, part-pedestrianised and hosts an array of artisan shops, bars and eateries. From an incredible bakehouse to an esoteric record store and much, much more, there's something for everyone here.
- Fancy getting some sea air? Jump onto the Overground to Barking and hop on a train to be at Southend-on-Sea in ninety minutes. Little ones will love the Adventure Island amusement Park.



### A WORD FROM THE OWNER.....

A beautifully designed house. Interesting and distinctive in style - but cosy and homely at the same time. A house where we have made great friends, made a family and made memories forever. Whoever buys it, will be so lucky and hopefully love it as much as we have. We will miss Farmer Road hugely"

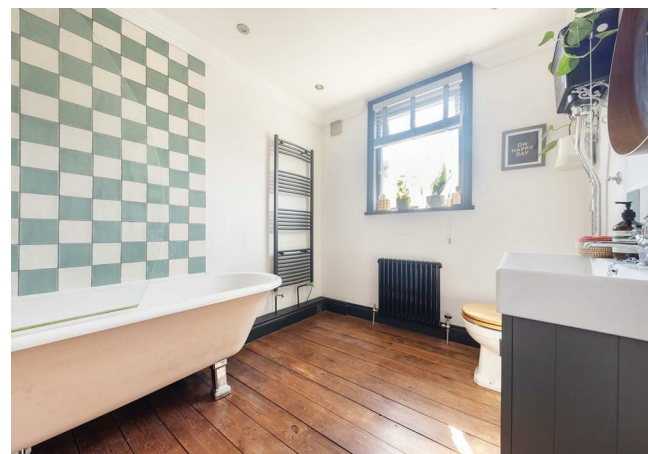
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**Lounge/Diner**  
23'11" x 12'9"

**Kitchen**  
12'9" x 8'6"

**Bedroom**  
12'9" x 10'5"

**Bedroom**  
10'2" x 7'2"

**Bathroom**  
8'10" x 7'2"

**Bedroom**  
8'10" x 6'10"

**Bedroom**  
13'1" x 12'1"

**Ensuite**  
6'6" x 3'3"

**Eaves storage**

**Garden**



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