

## FARMER ROAD, LEYTON

### Offers In Excess Of £600,000 Freehold 2 Bed House



#### Features:

- Victorian Terrace
- Two Bedroom
- Two Reception
- First Floor Bathroom/wc
- Good Order Throughout
- Original Features
- 50ft Rear Garden

An especially smart and bright two bedroom, dual reception Victorian terrace, artfully arranged with a skylit lean-to overlooking your garden to the rear. You're handily placed for Leyton Midland Road station and E10's famous Francis Road.

With your loft space so far untouched, you've plenty of scope for still further expansion. Perhaps following in the footsteps of your neighbours and adding a whole new storey (subject to the usual permissions).

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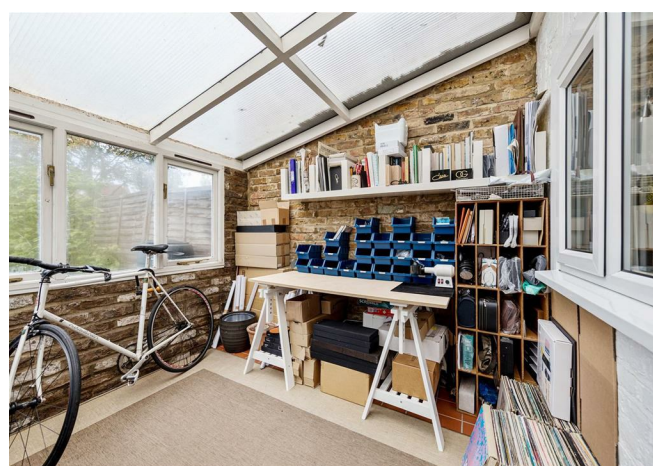
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IF YOU LIVED HERE

You'll step through that handsome Victorian frontage to find whitewashed original timber floorboards running underfoot and into your first lounge on the left. 100 square feet, pristine and naturally bright with a covetable exposed brick hearth, it's a fine space. Your second reception is similarly styled, giving on to your kitchen with terracotta floors and cream cabinetry.

Your skylit, two part lean to offers a substantial amount of utility space as well as a fine spot to enjoy the garden all year round. Step out here for a patio plus a generous, fifty foot length of lawn, flanked by timber fencing for privacy and ending in a handy shed. Back inside, and upstairs both bedrooms are doubles and, along with your fine family bathroom, all finished in that same tranquil, bright and whitewashed style.

Outside it's just five minutes on foot to Leyton Midland Road overground station for the Gospel Oak to Barking Riverside line. If you want to get to the tube network, Blackhorse Road is a quick hop of just two stops and five minutes for the Victoria line. Staying local, the railway arches on Midland Road itself are well worth

exploring for splendid offerings from Gravity Well Taproom and the critically acclaimed meats of Burnt Smokehouse.

WHAT ELSE?

- The open greenery of Jack Cornwell Park is just a single minute from your new front door and perfect for morning jogs and evening strolls like.
- Current or prospective parents will be pleased to find twenty three primary/secondary schools within a mile on foot, six rated 'Outstanding' by Ofsted.
- Ten minutes down the road you have Leyton Leisure Centre, with pools, gym and exercise classes.



A WORD FROM THE OWNER...

"I've loved living in my home and on Farmer road, it has a great community of people and great local amenities, especially the park directly behind the house and the local swimming pool. There's a great community feel to the area and there is always something happening especially over the holiday times. The house has always made me feel welcome from the minute I open the door either from a days work or a long trip overseas, theres a great energy to it, I'll be sad to leave, I just feel it's time to pass it on to someone else who will appreciate the property and the area."

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**Reception 1**  
10'5" x 9'6"

**Bedroom 1**  
12'6" x 9'3"

**Reception 2**  
12'5" x 9'3"

**Bedroom 2**  
12'6" x 12'5"

**Kitchen**  
7'1" x 7'1"

**Bathroom**  
7'1" x 7'1"

**Lean To**  
13'3" x 9'3"

**Garden**  
52'5"



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