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## Trelawn Road, Leyton E10

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- ◆ Four-bedroom Victorian house
- ◆ Two modern bathrooms & utility/WC
- ◆ Stunning kitchen extension
- ◆ Separate living room with bay window
- ◆ Beautiful period features throughout
- ◆ Peaceful southeast-facing garden
- ◆ Stylish garden office/studio
- ◆ Three-minute walk to Leyton Tube

Set on a quiet residential street in Leyton, this beautifully presented home offers an exceptional blend of original character and high-end modern living. Light, welcoming, and impeccably maintained, the property has been thoughtfully enhanced to meet the demands of contemporary lifestyles.

At the heart of the home is a stunning kitchen, renovated in 2018, featuring skylights and impressive trifolding patio doors that open effortlessly onto the south-facing garden. A newly constructed garden room (2025) provides a luxurious and versatile additional living space, complete with its own state-of-the-art air-conditioning and heating system.

Upstairs, both full bathrooms have been refurbished within the last 10 years and finished to a high standard. Comfort and efficiency are assured by double- and triple-glazing throughout, updated electrics, chrome radiators, and a modern Worcester Bosch boiler and heating system.

Ideally positioned, the property is within easy walking or cycling distance of the Tube, Leyton Mills Retail Park, Lee Valley Sports Complex, Queen Elizabeth Olympic Park, and an abundance of open green spaces.

### STEP INSIDE – HERITAGE DETAILS WITH CONTEMPORARY FLOW

A traditional frontage of London stock brickwork is enhanced by cream-painted lintels and mouldings to the recessed entrance and bay windows, finished with

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elegant foliage capitals. A low brick wall and planting frame the front patio, with a wooden gate leading to a tiled path. The entrance is completed by a distinctive blue front door with chrome furniture, a numbered transom, and surrounding windows, creating a refined and welcoming first impression.

Natural light streams in from the front doorway, illuminating a hallway redecorated this year in a sophisticated midblue, complemented by botanicprint wallpaper above the dado rails. Modillion cornicing enhances the high ceiling, while parquet wooden flooring adds warmth and character. The space is thoughtfully finished with sleek builtin storage and hooks, a central pendant light, and a

whitepainted staircase fitted with a grey carpet, with a generous storage cupboard tucked neatly beneath.

Positioned to the right of the hallway, the living room combines parquet flooring with a beautifully lit atmosphere, enhanced by calming green wall tones. A feature fireplace with a modern tiled hearth and a stone mantelpiece forms a striking focal point, complemented by ornate cornicing overhead. A large canted bay window fitted with plantation shutters floods the room with natural light, while bespoke alcove cupboards and bookshelves provide both style and practical storage.

Accessed via a charming stainedglass door, the rear kitchen and dining extension – completed in 2018 – forms the true heart of the home. Designed as a generous everyday living space, it is both warm and cosy in winter and bright and sunfilled in summer, enhanced by spotlighting throughout, dramatic pitched ceilings, and large skylights over the living area.

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The kitchen is finished with black granite work surfaces, sleek white cabinetry wrapping the dining space, and glossy ceramic floor tiles underfoot. Integrated appliances include a Bosch oven (new in 2025), an induction hob with an extractor, a Bosch dishwasher, and a builtin CDA fridge freezer.

Impressive trifold patio doors open directly to the garden, creating seamless indooroutdoor living. The space is completed with wall shelving and a dedicated point for a mounted television. Adjoining the kitchen, a practical yet stylish WC/utility room is fitted with a sink and countertop, housing the boiler and space for a laundry appliance. Warmed by a heated towel rail, the downstairs loo is decorated with a patterned tiled floor, statement wallpaper, and a chrome heated towel rail.

Upstairs, the first floor is finished in warm bluegrey wall tones, with soft grey carpeting throughout the landing and bedrooms, creating a calm, cohesive

feel. The principal bedroom features two generous builtin wardrobes with integrated reading lights and a bay window fitted with wooden shutters. A further front bedroom, currently arranged as a study, benefits from a bespoke builtin desk and wooden shutters to the tall window. To the rear, a spacious double bedroom enjoys pleasant garden views through a large window fitted with a blind.

The family bathroom enjoys a large enamel bath and an overhead rainfall shower, offset by light-sand wall tiling and blueandwhite geometric ceramic floor tiles. Further features include a chrome heated towel radiator, a wallhung basin with a mirrored

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cabinet above, and a modern toilet. A tall window provides natural light, enhanced by discreet spotlighting.

Accessed via a matching staircase, the loft suite, completed in 2020, is a bright and private retreat. Finished in crisp white décor with soft grey carpeting, the space benefits from triple glazing and spotlighting throughout. The suite offers an excellent range of bespoke builtin storage, alongside eaves access, and includes a charming reading area or dressing room, illuminated by skylights.

A sleek ensuite bathroom completes the level, fitted with a glazed walkin shower with an overhead rainfall fitting, slate floor tiles, stylish sanitaryware, a chrome heated towel rail, and a mirrored cabinet.

## **OUTDOORS – PRIVATE AND BEAUTIFULLY LANDSCAPED**

The southeast facing garden enjoys sunlight from morning through to midafternoon. A natural stonepaved patio leads onto a lawn edged with matching stepping stones, recently replanted in summer 2025 with durable, beefriendly

clover seed, set to flourish by spring. Raised beds to the right are defined by natural wood railway sleepers.

This is a mature, professionally maintained garden, rich in established planting, including a eucalyptus tree, jasmine, apple tree, two Japanese maples (acers), dogwood, hydrangeas, and mature 'hot lips' salvia and rosemary bushes. Beneath the jasmine and eucalyptus sits a charming swing bench – a peaceful and muchloved retreat.

At the rear, a contemporary garden room with a green roof, tonal timber cladding, and blackframed windows provides a highly versatile additional space. Finished with laminate flooring, spotlighting, and roller blinds, it is fully equipped with an airconditioning and heating system, making it ideal for a studio, home office, or relaxation space year-round.

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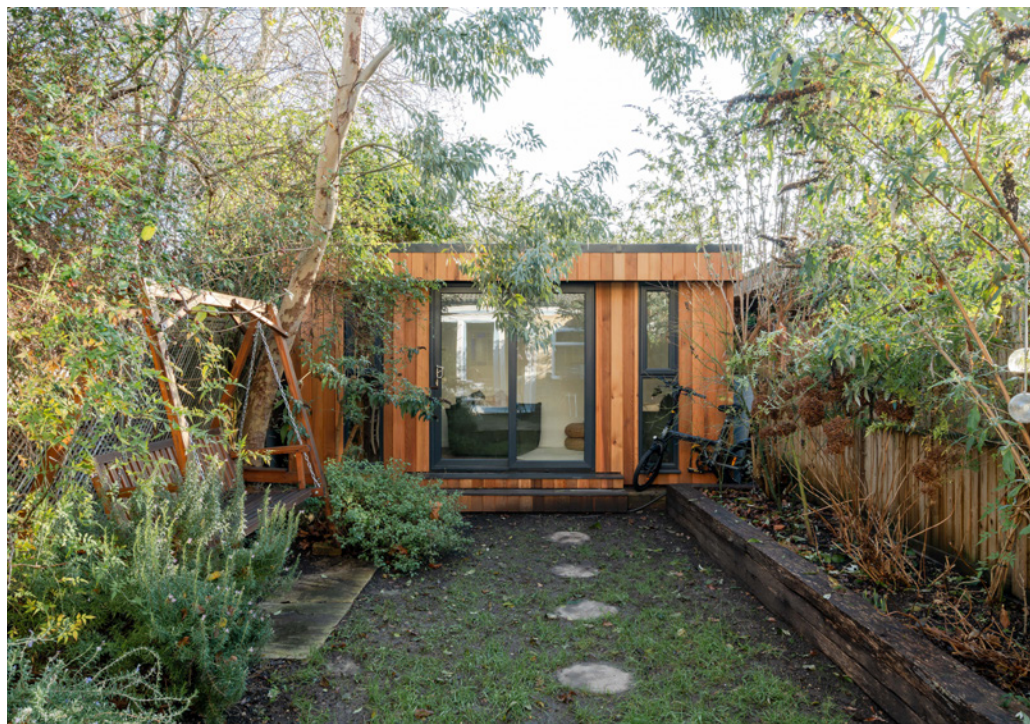






















## Trelawn Road, Leyton E10

### APPROXIMATE FLOOR AREAS

#### Ground Floor

718 SQ. FT  
(66.73 SQ. M)

#### First Floor

450 SQ. FT  
(41.83 SQ. M)

#### Second Floor

282 SQ. FT  
(26.22 SQ. M)

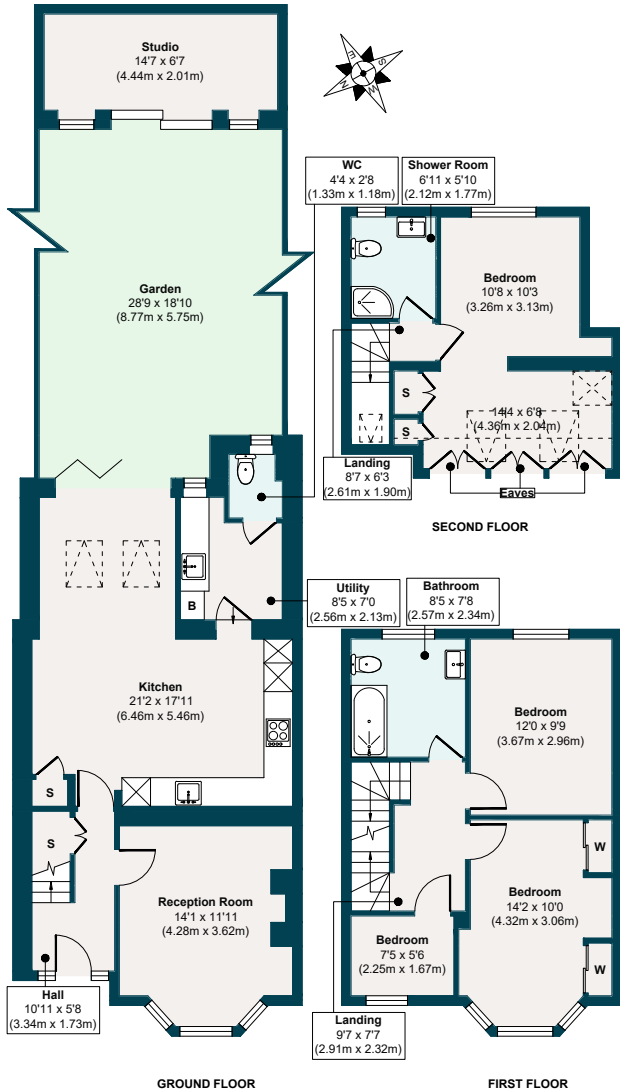
#### Gross Internal Floor Area (Including Studio)

1450 SQ. FT  
(134.78 SQ. M)

#### Gross Internal Floor Area (Excluding Studio)

1344 SQ. FT  
(124.97 SQ. M)

Illustration for identification  
purposes only, measurements  
are approximate, not to scale.



## The neighbourhood



Francis Road, E10

### GETTING AROUND

The Tube at Leyton is just a three-minute walk, making light work of getting to the City, West End, Canary Wharf and South Bank. Just one stop away, Stratford hosts

the beautiful Queen Elizabeth Park and serious retail therapy at Westfield. The Overground at Leyton Midland Road is a 20-minute stroll and has a swift change to the Victoria Line at Blackhorse Road.

## IN THE NEIGHBOURHOOD

With the popular Francis Road a couple of streets away, the property is situated in one of Leyton's most consistently in-demand locations, thanks to its urban village of independent local businesses.

Firm favourites include Yardarm Wine Bar, Phlox bookstore, Edie Rose Florist, and Marmelo Kitchen. Also popular in the area are Deeney's for tasty toasties, Masala India for curry, and Unity Café for lunch in the sunshine, while locals also recommend community events like the local jumble trail and Francis Road summer street party.

Nearby are the Heathcote & Star pub, with its popular beer garden, Gravity Well Taproom brewery and bar, and Coach & Horses, which serves a fantastic Sunday roast. The current owners recommend Deeney's on Leyton High Road, Northcote Arms for delicious pizza and Sunday roasts, and the newly renovated Leyton Engineer for live music and lovely food.

The location is perfectly placed to enjoy the beautiful green spaces of the Olympic Park, Wanstead Flats and Hollow Ponds – all within a 30-minute walk (or a short cycle ride). Coronation Gardens is a lovely spot for a stroll and a sit, and there's a maze that the little ones love. The new Sadler's Wells East theatre in Stratford is another favourite, while the retail park opposite Leyton station has a big Asda and lots of other shops.

## SCHOOLS

The Ofsted 'Outstanding' Newport Primary is a 10-minute walk, with the equally well-rated Willow Brook and Riverley Primaries also easily reachable. George Mitchell Secondary, Connaught School for Girls, and Norlington Secondary & 6th Form for Boys are all about 20 minutes on foot.

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## A note from the owners

*“It’s been wonderful having the space for our growing family with multiple areas to spend time in together. It’s such a light and friendly house to live in with lovely neighbours on both sides and a sense of community on the street. It’s also incredibly convenient for travelling into central London or out of the city. We’ve loved living here!”*



## Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

### MORTGAGES

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### SOLICITORS

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