

Thornhill Road, Leyton E10





The details

- ◆ Two-bedroom Victorian house
- ◆ One bathroom & ground floor WC
- ◆ Light-filled kitchen extension
- ◆ Two reception rooms
- ◆ 86-foot south-east facing garden
- ◆ Garden studio
- ◆ Walkable to Underground & Overground
- ◆ Close to Francis Road

Charming and bright, with a long, mature garden, a lovely flow, and a super-stylish extended kitchen, this fantastic two-bedroom Victorian house sits on a quiet, tree-lined street in a leafy Conservation Area, close to excellent transport links, green spaces, and the ever-popular Francis Road.

The current owners have reconfigured the ground floor to create an interior that feels airy and modern, while highlighting Victorian features and remaining sympathetic to the period feel of this cottage-style home. Lovingly restored

and updated, it was fully rewired in 2022, and a new heating system and boiler (controlled by Tado smart thermostats) were installed. It's beautiful as well as practical, with several welcome surprises – from the colourful bespoke ply kitchen cabinetry, to the custom-built garden office.

Built around 1860, the house sits behind a yew hedge and greets you with a white-

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rendered frontage with glazing bars to the heritage-style windows. A terracotta-and-black-tiled path leads past a front garden to the bottle-green front door, situated in a side return extension with a fabulous wildflower living roof. The roof – which wraps around to the rear – was installed by specialists Sky Garden, and has a built-in irrigation system that could be extended to the rest of the back garden if required.

INSIDE – LIGHT AND WONDER

The first welcome surprise is the airy, wide contemporary-feeling hallway, which creates a brilliant sense of space as you walk through the door. The white walls are bathed in sunshine from a skylight, and white cork planks from The Colour Flooring Company run underfoot, warmed by underfloor heating. There's

“The kitchen, dining and living space was beautifully designed in 2022 by award-winning East London architectural design studio, Made With Volume.”

a storage cupboard and ample space for coats and shoes, before you take a door on your right to the two reception rooms.

The main living room, at the front of the house, is currently set up as a study and music room lit by a wide window with a radiator beneath it. Cosy in winter, yet wonderfully cool during the warmer months, the cast-iron fireplace with a black stone hearth could be restored to working order if desired, and is flanked by bespoke shelving to the alcoves. Rich, warm-toned engineered wood (and floorboards stained to match, for continuity) runs throughout many of the rooms, and here they're paired with dove grey walls, rising to a white coved ceiling with a central pendant.

The second, separate reception lies at the heart of the plan, with white walls and the same wood flooring as before. A pair of understairs cupboards with power sockets and lighting provide general storage and a clean pantry space, while light spills in from an internal timber sash window – a feature cleverly retained from the house's original footprint.

A wide arch leads through to a second hallway, where you'll find a stylish

bespoke bookcase and a WC (with a basin and loo, along with a space for a washer and dryer) before continuing into the extended dining, living and kitchen area beyond.

Beautifully designed in 2022 by award-winning East London architectural design studio, Made With Volume, this versatile space is flooded with light from a pair of large skylights and sunny yellow-framed triple sliding doors to the garden. These are fitted with low-U and UV-reflective glass, ensuring the room stays warm in winter and cool in summer. A blue steel beam highlights the white-painted exposed timber joists, adding to the contemporary feel.

The bespoke birch-ply kitchen cabinetry with orange, blue, yellow, and white fronts and open wall units was designed and built by MILK Furniture. Complemented by a white-tiled splashback, it's topped with a white Corian worktop with an integrated sink and a white mixer tap. The grey tiles and underfloor heating seen in the hallway continue here, while overhead, a pair of factory-style pendants span the skylight over the island, and a second pair hang over the dining area.

“Bespoke birch ply kitchen cabinetry with orange, blue, yellow and white fronts and open wall units was designed and built by MILK Furniture and is topped with a Corian worktop.”

Integrated appliances include a Bosch fridge-freezer and a Kenwood dishwasher, and there's also a freestanding Smeg induction range cooker with a stainless-steel Zanussi overhead extractor.

Sitting between the two reception rooms, a staircase with timber treads and white-painted spindles rises to the first floor. Accessed from the landing, the loft has been professionally boarded by The Loft Boys Ltd for maximum storage and includes an easy-access pull-down ladder.

Both bedrooms on this floor have the same warm-toned wood floors as downstairs, with the primary bedroom enjoying leafy views out to the front through a wide window with a discreet grey fitted roller blind. Restful and quiet,



“Both double bedrooms have the same warm-toned wood floors.”

the walls are a camel shade, while other notable details include a radiator and a pendant fitting.

The second double bedroom lies on the other side of the staircase and looks out over the green roof to the garden through a window with a duck-egg blue roller blind and a radiator beneath. The walls are painted soft dove grey, and there’s a useful built-in small wardrobe in one corner.

The family bathroom can be found to the rear and has a peaceful vibe, with white walls, wood flooring, and tactile tumbled limestone tiles on the walls. There is a bath with a chrome telephone attachment shower, a close-coupled loo, a heated towel rail radiator, and a pedestal basin with a chrome mixer tap.

OUTSIDE – A GREEN OASIS

Outside, the 86-foot-long south-east-facing garden is enclosed by diagonal

slatted fencing and feels incredibly private. It enjoys the sun through much of the day and has a lovely countryside vibe. Thoughtfully zoned, it begins with a herringbone brick-laid patio, ideal for entertaining, and wiring has been thoughtfully installed for an electric awning to be added over the rear kitchen doors in the future.

A woodchip path then winds its way through a leafy area, planted with lavender, grasses, rosemary, wallflowers, a fruiting fig tree, and a wisteria growing along the fence. You’ll also find several quality metal raised planters filled with compost, designed for growing veg.

To the rear, you’ll find the final surprise – a timber-clad garden room or shed, with a slanted rubber roof. Built on ground pegs (so it is completely removable without the need to dig up any foundations), it has a sage green-painted window and a part-glazed door, as well as power and Wi-Fi via a Cat6 cable running from the house. It could easily be upgraded with insulation, plasterboard and flooring to create a haven-like home office, gym, playroom, exercise or art studio.

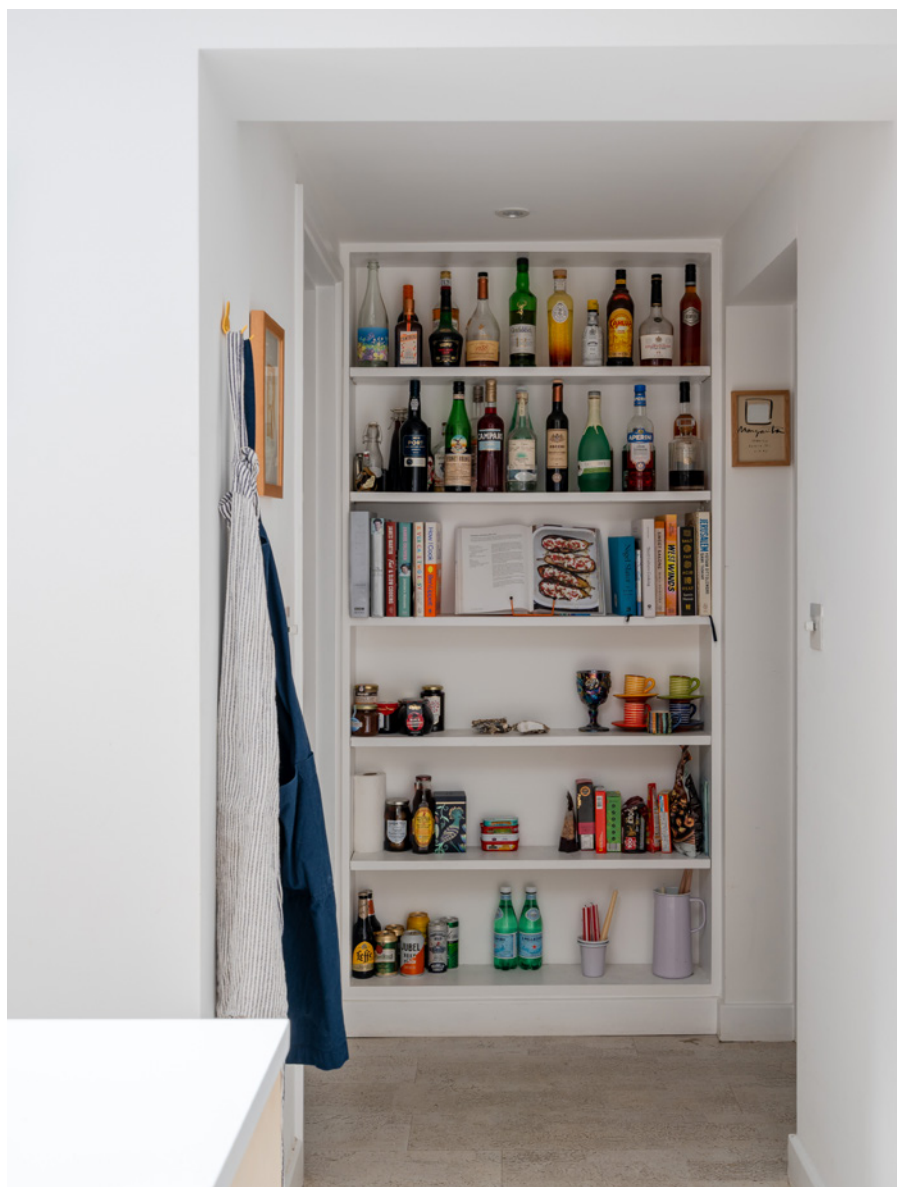
















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The floor plan

APPROXIMATE FLOOR AREAS

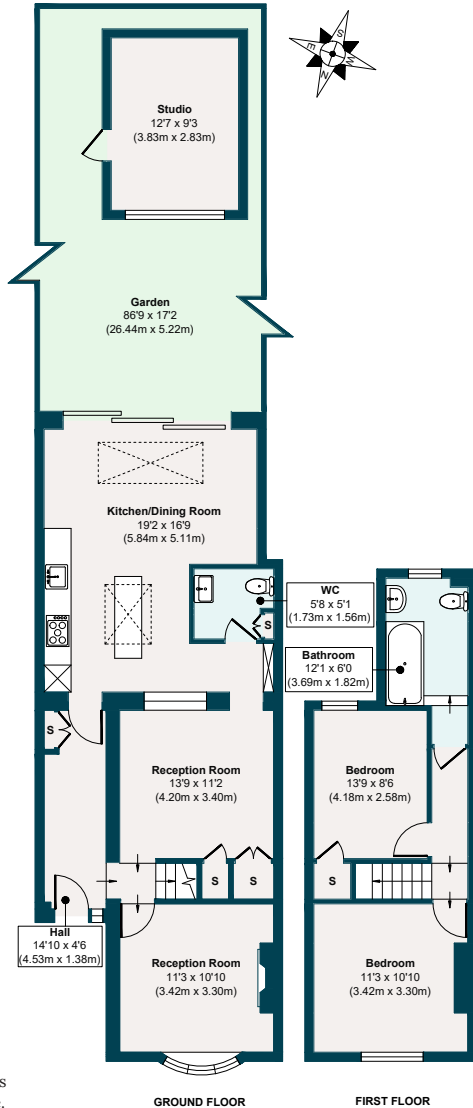
Ground Floor
810 SQ. FT
(75.31 SQ. M)

First Floor
337 SQ. FT
(31.32 SQ. M)

Gross Internal Floor Area (Including Studio)
1147 SQ. FT
(106.63 SQ. M)

Gross Internal Floor Area (Excluding Studio)
1030 SQ. FT
(95.79 SQ. M)

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



The neighbourhood

GETTING AROUND

Thornhill Road is just a sixteen-minute walk from Leyton Tube on the Central line (24 hours at weekends), while you can reach the Overground at Leyton Midland Road in 15 minutes. For journeys further afield, Stratford International and Walthamstow Central are within easy reach.

IN THE NEIGHBOURHOOD

Tilbury Road is on your doorstep (16 minutes), with some of the hottest food and drink openings in London. You'll find much to choose from, including Chop Shop Tavern for great pints and paloma cocktails on tap, Wins Bakery for delicious sausage rolls and pies, and Chunk Provisions for incredible ice cream, with Conde Nast recently claiming it could be some of the best ice cream in the capital. William the Fourth is a favourite pub that recently won the National Pizza Awards.

Popular Francis Road is just a ten-minute stroll away, where you can find Yardarm for coffee and cinnamon buns, Dreamhouse Records for vinyl and beer,

and Phlox for books and wine. The KERB market on Saturdays is worth checking out as well.

Our local sellers recommend Burnt Smokehouse and Swirl wine bar, alongside Gravity Well Taproom, Leyton Calling, Bread & Oregano, and Unity Café. Other favourites include Leyton Engineer for amazing burgers, nearby and Patchwork or Blondies for pizza. For the health-conscious, options include Fit As Leyton, Pause Yoga and Pilates studio, and Hotpod Yoga.

Brisbane Road is just a short walk away – home to Leyton Orient FC, known for its friendly fan base, warm club culture, and the well-known local pub, the Coach & Horses. Locals also rave about V&A East Storehouse – a standout cultural presence in the area – walking there via the Olympic Park and browsing the amazing archive collections.

Just five minutes away on the Suffragette line, Blackhorse Road's beer mile is filled with breweries and fantastic food, including pizza from



It's Not Big Dough, barbecue by Black Cactus and small plates at Renegade Urban Winery.

Some beautiful open green spaces within walking distance include Abbots Park, Brewster Road Park, Hollow Pond, Wanstead Flats and Park. Nearby Coronation Gardens is a lovely place to stroll, run, have a picnic or explore the maze, while Sidmouth Park is great for kids. Through Jubilee Park, a couple of minutes' walk away, lies Hackney Marshes, perfect for long runs. And

you can hop on the 158 and be in the beautiful Walthamstow Wetlands in under half an hour.

SCHOOLS

There's a range of good schools and academies nearby, with Willow Brook Primary (12 minutes' walk) and Newport Primary (15 minutes) both rated 'Outstanding' by Ofsted, along with George Mitchell Primary and Secondary (13 minutes), rated 'Good'. Meanwhile, Excel Kids Day Nursery is reachable on foot in under 20 minutes.

A note from the owner

“At the time I added the extension, I was planning on living in this house for the rest of my life, so I did everything to a high standard. I even built the garden room with my dad. The neighbours are lovely, as is the area – being equidistant from Francis Road and greenery is a bonus, and we like to walk through Leyton Church and past the schools into the marshes, or cycle through there and onto Clapton.”



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