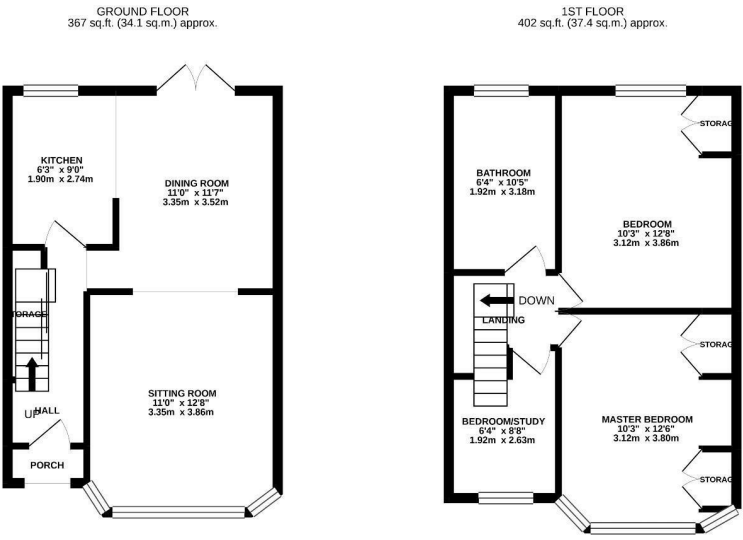


House - Terraced

Millicent Road E10

£625,000



TOTAL FLOOR AREA: 769 sq. ft. (71.5 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is to illustrate approximate only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
Made with MapInfo 12.0.0.1

Viewings Saturday 17th April - Viewing by Appointment Only

This is a beautiful end-of-terrace period property situated on a quiet residential street in Leyton.

This pretty Victorian house is ideal for young families as it is in the catchment for Riverley and Willowbrook Primary Schools which are both rated 'Outstanding' by Ofsted. The extensive green spaces of Leyton Jubilee Park are a short stroll away. There are useful bus links at the end of the road and Lea Bridge Road Overground Station is a 10 minute walk; linking you directly to the city. Trendy Chatsworth Road in Clapton and the Lea River are also nearby, offering opportunities for weekend activities.

This extremely bright and spacious property has an impressive through sitting room / dining room with open access to the kitchen, making it ideal for family living. This is an impressive ground floor living space with stylish decor, a cosy sitting room with wood burning stove and there is lots of natural light from the bay windows and double doors leading on to the garden. The kitchen is fully fitted and practical, with lots of storage and a large range cooker.

To the upstairs of the property there are two bright and airy double bedrooms with high ceilings, built in storage and a bay window in the main bedroom. There is also a single room, ideal as a nursery or home office. The family sized bathroom is luxurious and has a roll top bath and a walk in shower with antique gold fittings.

The garden is South-West facing and offers two decked areas with seating, perfect for summer evenings, there is also a large lawn and a shed.

This property has the potential for a kitchen extension and a loft extension STPP. The immediate area is currently benefitting from some major redevelopment including the Council's East Valley plan which is set to improve the area over the next couple of years.

#### OUT AND ABOUT

Chatsworth Road - A short walk across Hackney marshes, Chatsworth Road has an abundance of cafes, pubs, restaurants and a fantastic Sunday market.  
Leyton Jubilee Park - Great facilities for sports and recreation and a natural meadow during the summer. Grab a coffee from the cafe or an ice lolly on a hot summers day.  
Hare and Hounds - lovely pub with great burgers, live music, comedy and an all weather beer garden.  
Turning Earth E10 - Artist led space running ceramics courses and studios for ceramicists.  
Walthamstow Market - Europe's largest street market. The place to pick up a bargain!  
Walthamstow Wetlands Nature Reserve - Area of protected wetlands, great for a walk and to visit the Engine House cafe.



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## ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 