

Guide Price £625,000 to £650,000

This is a lovely four bedroom Victorian Terraced property in a quiet residential street close to Leyton Midland Overground Station.

The property is conveniently located close to plenty of amenities. For families, it sits in the catchment for Willowbrook School, rated outstanding by Ofsted and is close to Brooks Farm and Jack Cornwell Park. For commuters, Leyton Midland Overground Station is moments away and connects to the Victoria Underground line in one stop. There are great cafes and shops close-by on the High Road and the buzz of Francis Road is a short walk away. Other open spaces - Abbots Park, Jubilee Park, Brewster Road Park all within easy walking distance.

This property has a generous through sitting / dining room with original wooden floorboards, an original fireplace and alcove storage. The dining room has immediate access to the kitchen, a generous window to the garden and a bespoke storage bench. The separate kitchen has plenty of preparation space with lots of storage and an integrated fridge-freezer. A door leads onto a delightful 25 ft low maintenance South-facing garden with flagstones and planters.


Upstairs on the first floor there are two double bedrooms and a family sized bathroom with a bath and shower. Two further bedrooms can be found on the second floor. The main bedroom is beautifully designed, with large skylight windows that let in lots of natural light. There is also plenty of built in storage and a second bathroom with a shower and metro tiles.

There is the potential for a side return extension STPP





ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



OUT AND ABOUT

- Bread and Oregano - Great Greek cafe with relaxed atmosphere and delicious Gyros.
- Brooks Farm and Jack Cornwell Park - A park and a farm less than 30 seconds away! Great for the kids.
- Francis Road - Tons of independent shops, studios, restaurants and cafes. Good vibes.
- Host - Mixed use space for hire; workshops, events and photography studio.
- Perky Blenders - Premium coffee roasters and a space to chat and meet friends.

