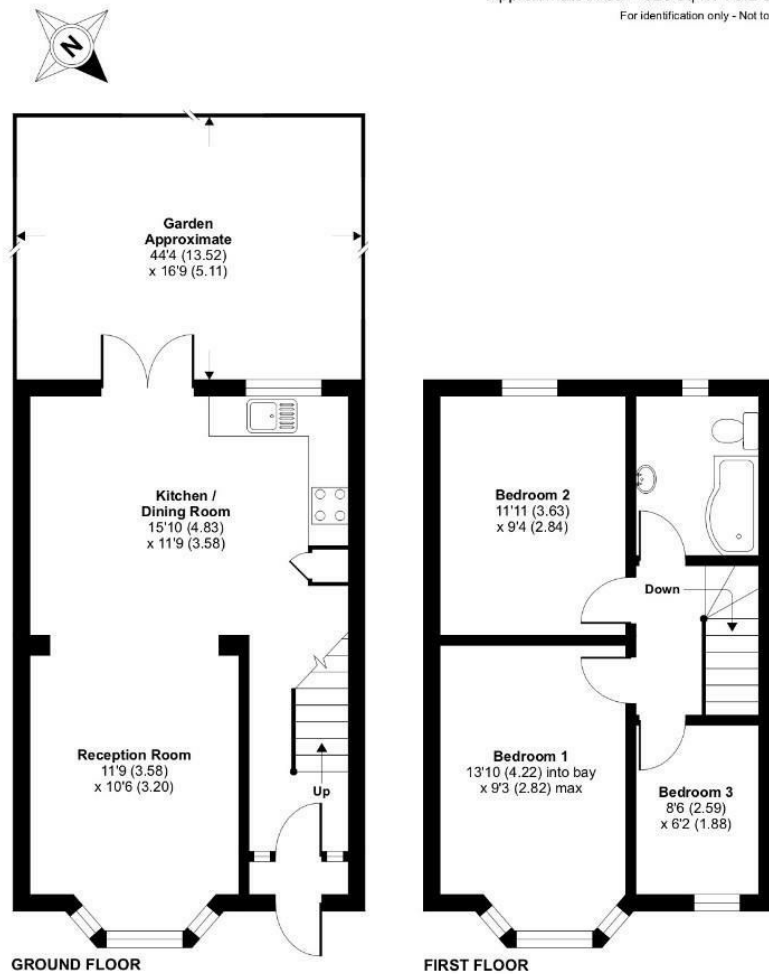


House

Millicent Road E10

£625,000

Millicent Road, London, E10Approximate Area = 820 sq ft / 76.2 sq m
For identification only - Not to scale

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2021. Produced for Linus Jackson Property Agent. REF: 728929



Viewings - Saturday 19th June - By Appointment Only

A lovely mid-terrace Victorian house situated on a quiet and popular 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 River Lea are also nearby, offering opportunities for weekend activities.

This Victorian house has a lovely front garden and upon entering there is a large open plan sitting room, dining room and kitchen. The space is bright and spacious with engineered wooden flooring throughout. The kitchen has lots of storage and preparation space and there are doors that open onto a large 45 ft private south-west facing garden.



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ENERGY AND EFFICIENCY RATING

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



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 summer's 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.

