



Our Home Estates
Ruckholt Road, Leyton, E10 5QN
020 3815 7987
sales@ourhomeestates.co.uk
www.ourhomeestates.co.uk



Three bedroom Victorian house

Excellent location and close to local shops

**Central to Leytonstone, Leyton and Stratford
Maryland station**

Great transport links on your doorstep

Some updating needed, but great potential

Will make an ideal family home



Chichester Road
Leytonstone, E11 3LH

Guide Price £500,000

Lounge/Diner

24' 7" x 17' 2" (7.49m x 5.23m)

Open plan Lounge/Diner with laminated floor, large double glazed window into bay at front of property and double glazed window to rear. Gas central heating at front and back of room.

Kitchen

16' 7" x 8' 4" (5.05m x 2.54m)

Extended Kitchen with base and wall units along two walls. Tiled floor with large double glazed window allowing a lot of natural light into the Kitchen.

Conservatory

13' 0" x 11' 6" (3.96m x 3.50m)

Laminated floor, with double glazed patio doors leading directly to the rear garden and large double glazed window to the side allowing a lot of natural light into the Conservatory.

Bedroom 1

16' 9" x 11' 6" (5.10m x 3.50m)

Carpeted with fitted built in Wardrobes along one wall, carpeted floor, gas central heating and two large double glazed windows.

Bedroom 2

16' 6" x 8' 8" (5.03m x 2.64m)

Double bedroom with built in fitted wardrobes along one wall, double glazed window to rear, carpeted floor and gas central heating

Bedroom 3

8' 2" x 6' 7" (2.49m x 2.01m)

Carpeted floor with double glazed window and gas central heating

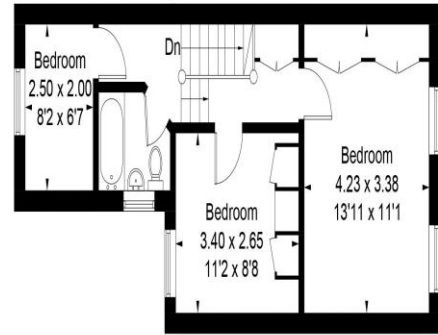
Bathroom

6' 3" x 5' 1" (1.90m x 1.55m)

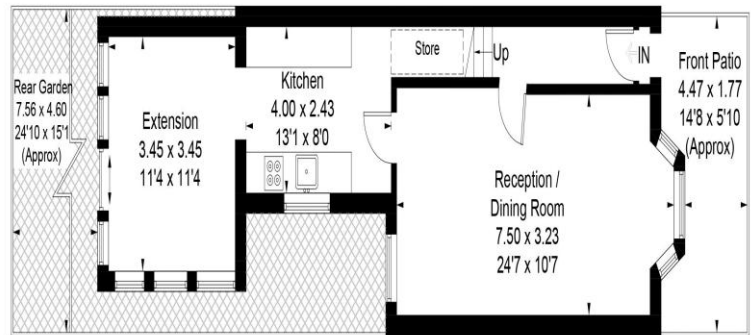
Full tiled floor and walls bathroom with white bath, sink and WC. Double glazed window allowing natural light into bathroom.

Rear Garden

Mainly concrete garden with two sheds for storage, with potential to make this into nice family garden.



First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 51.3 sq m / 552 sq ft (Excluding Reduced Headroom)
 Reduced Headroom = 1.3 sq m / 14 sq ft
 First Floor = 39.4 sq m / 424 sq ft
 Total = 92 sq m / 990 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID310446)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
Chichester road, Leytonstone



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