

















## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Nestled on the charming Chichester Road in London, this delightful two-bedroom Victorian terrace presents an excellent opportunity for those seeking a home with character and potential. Located on a desirable tree-lined turning, the property is conveniently situated near Leyton Station, making it ideal for commuters and families alike.

The property boast from a spacious reception room that flows seamlessly into a through lounge, providing an inviting space for relaxation and entertaining. The first-floor bathroom adds to the practicality of the layout, ensuring that the home meets the needs of modern living.

While the property does require internal modernisation, it offers a blank canvas for buyers to create their dream home. With a little imagination and effort, this house can be transformed into a stylish and comfortable residence that reflects your personal taste.

**Entrance Hall** 

Reception One 13'5" x 10'7" Window to front

Reception Two 11'9" x 11'7" Window to rear

Kitchen 12'9" x 8'0" Window to rear

Lean To Door to garden, window to rear

Ground Floor WC Low level wc

Bedroom One 13'10" x 11'1"

Bedroom Two 11'8" x 8'7"

Bathroom

Window to rear, wash hand basin and panelled bath.

GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of dustris, windows, comits and any other liters are approximate and in responsibility is basen for any error, prospective purchaser. The services, systems and applicances shown have not be the setted and no guarantee as to their operability or efficiency can be given:

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

