



Windsor Road, Leyton, E10 5LP

£675,000  Coultons

PROPERTY SUMMARY

Offering for sale this mid terraced brick fronted Victorian house situated on a quiet and sought after residential turning in the heart of Leyton. The property benefits from three bedrooms, a through lounge, an additional living/morning room, a fitted kitchen, first floor bathroom, a spacious cellar which is excellent for storage use, double glazing, gas central heating and a south facing rear garden which is approximately 32ft in length.

Windsor Road is off Leyton High Road and ideally situated for local amenities with a vast array of bars, restaurants, coffee shops and international grocery stores. Leyton Mills Retail Park is just a short walk from the property where you will find many major retailers such as Asda, Next, TK Max, B&Q and many more. Public transport links includes local bus routes and Leyton Underground Station (Central Line), giving you access across London and is only one stop from Stratford International with Westfields Shopping Centre and the vast green spaces of the Queen Elizabeth Olympic Park.

The property is in need of modernisation and in our opinion once done will make an excellent family home. Viewing is highly recommended.

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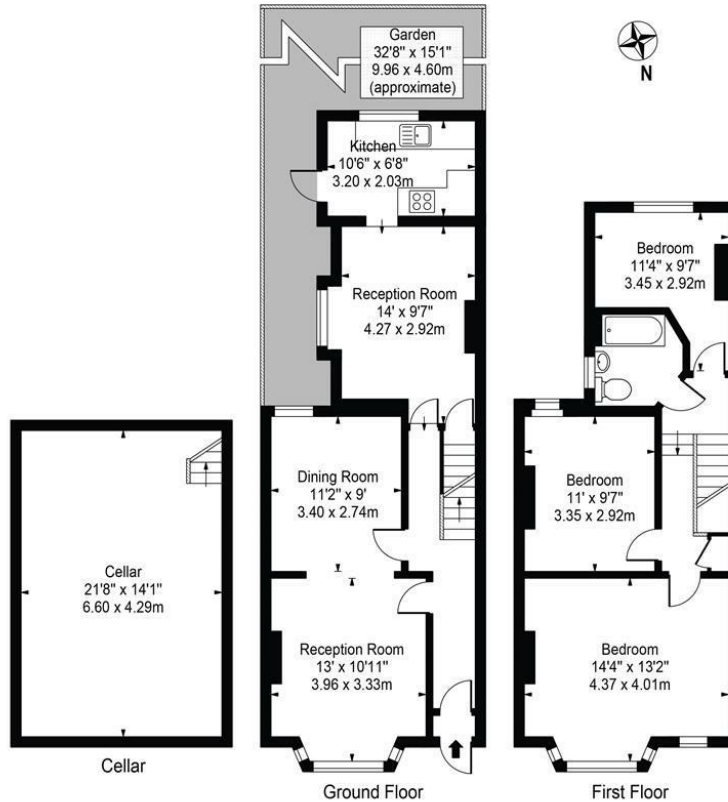








Windsor Road, E10 5LP
 Approx. Gross Internal Area 1336 Sq Ft - 124.12 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Freehold

COUNCIL TAX BAND
 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			84
(81-81) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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