



## Warren Road, London E10 5QA

**Price £650,000**

Birchills Estates Agents proudly presents this spacious 4-bedroom home, ideally situated within walking distance of Leyton Underground Tube Station.

This generous property, though in need of a little love, offers ample potential for an absolutely stunning property.

The loft extension provides an ensuite and an additional double bedroom. The first floor features three more double bedrooms alongside a family bathroom.

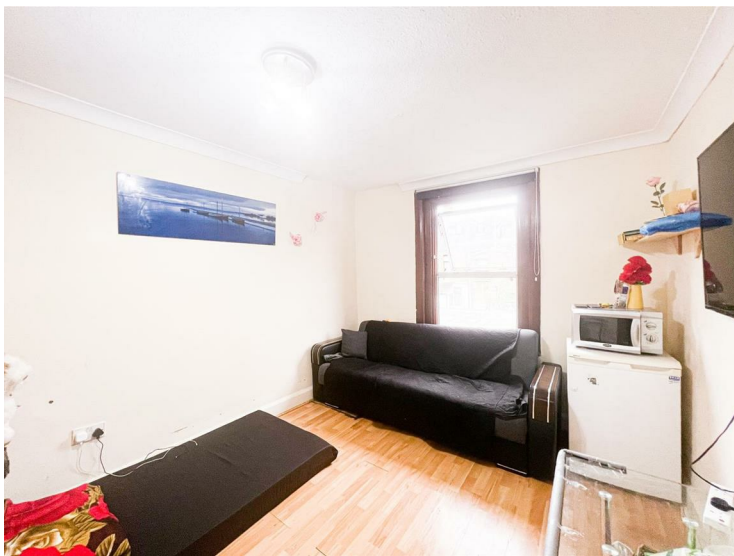
On the ground floor, you'll find two reception rooms and a well-appointed kitchen/diner.

Outside, a low-maintenance private garden awaits, accompanied by a storage room equipped with electricity.

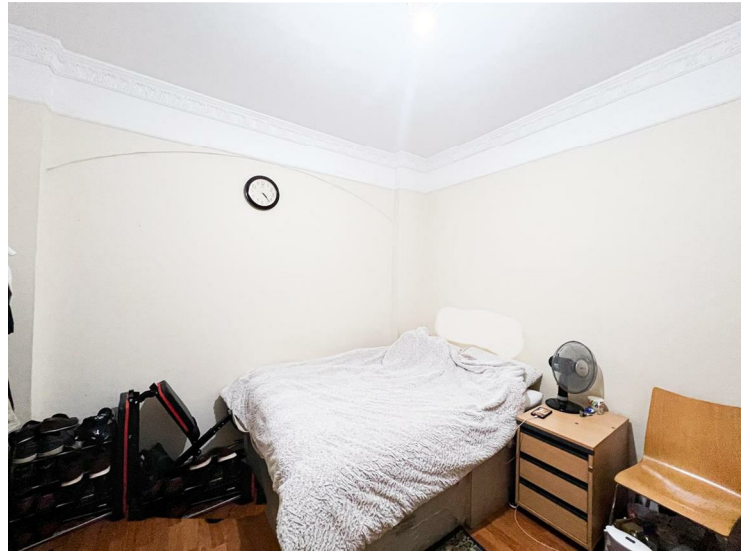
Located in the vibrant heart of Leyton, this property promises convenience and charm.

Contact a member of the Birchills Team today to secure an early viewing.

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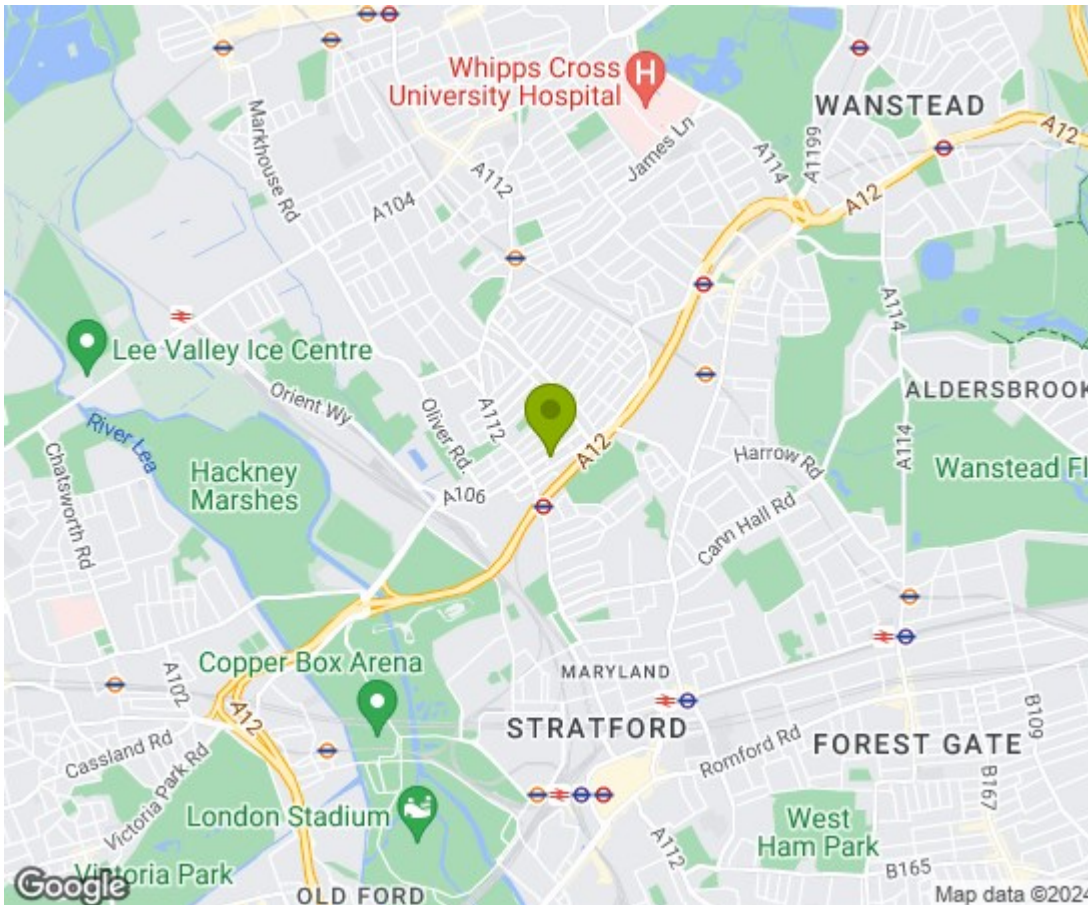


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Approximate Area = 1522 sq ft / 141.3 sq m  
 Limited Use Area(s) = 58 sq ft / 5.3 sq m  
 Outbuilding = 152 sq ft / 14.1 sq m  
 Total = 1732 sq ft / 160.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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