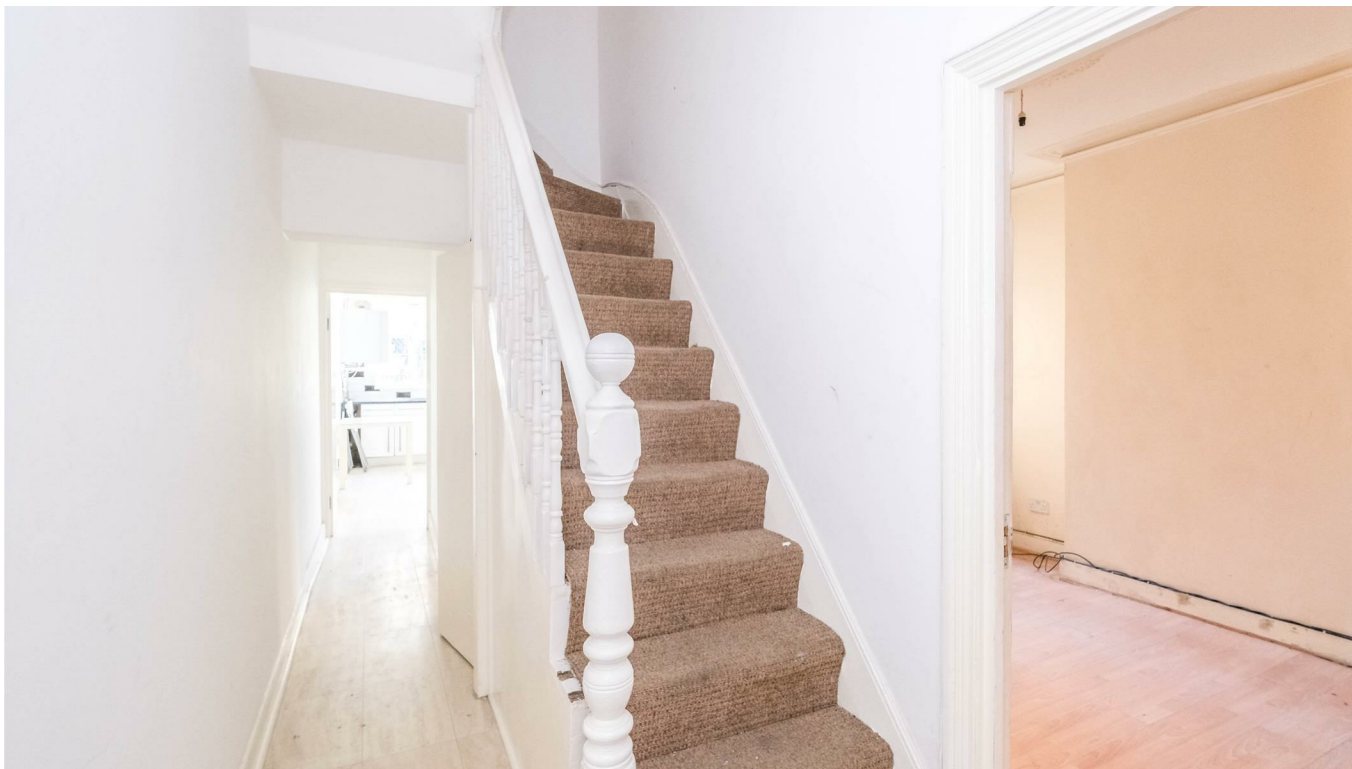




10
PETERBOROUGH ROAD

GUARD
Estate

CHURCHILL
estates



Peterborough Road, Leyton

Guide Price £600,000

Tenure : Freehold

Floor Area : 1179.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B


Bedrooms : 3

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Guide price £600,000 - £650,000. A Spacious Three Double Bedroom Terrace Edwardian character family home which situated in the favoured location on the Barclay Estate, offering well-proportioned living accommodation, this lovely property boasts a wealth of features, including two reception rooms, two bathrooms (ground and first floor), spacious Kitchen and three double bedrooms. With its generous accommodation presently arranged over two floors, the property still offers the opportunity to extend up into the loft as well as to the rear if so desired. The property also offers a good size rear garden.

Offering accessibility to Leytonstone Central Line Station & Walthamstow Central Stations (0.8 mile) Wood Street Main Line Station (0.6 mile) and Leyton Midland Station (Gospel Oak to Barking Line (0.6 mile) as well as excellent Bus Services, in addition the property is conveniently positioned for the Lea Bridge Road Cycleway giving access into Dalston and the City beyond, whilst also being a short drive to the M11, A406 and A12.

If you are looking for a spacious, character home with potential to grow, now or in the future, then look no further, this one fits the bill.





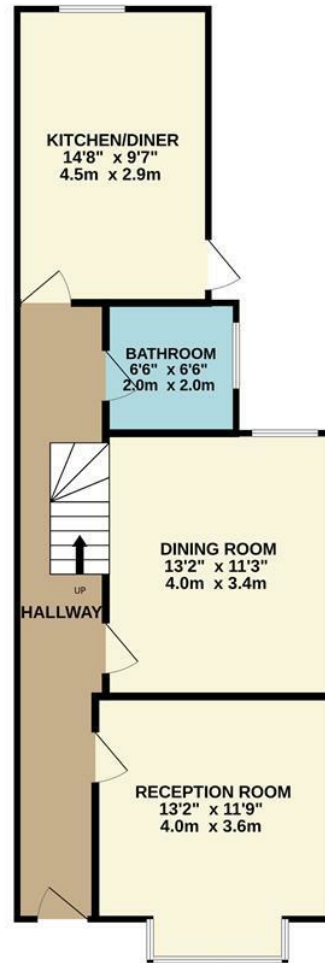


- chain free
- potential to extend (stpp)
- Spacious Kitchen
- two receptions
- Three double bedrooms
- ground & first floor bathrooms
- Accessible Leytonstone Central Line & Wood Street over ground stations

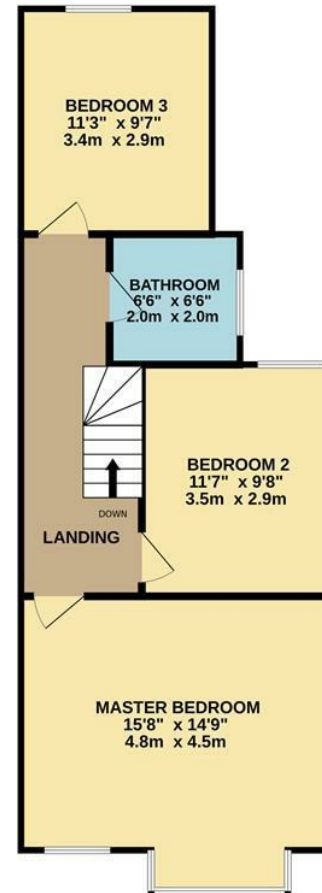




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view call **0208 503 6060**

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