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CHURCHILL
estates

Claude Road, Leyton

Guide Price £680,000

Tenure : Freehold

Floor Area : sq ft

Local Authority : lbwf

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(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 £680,000 - £715,000

Perfectly positioned off Francis Road in Leyton Village, amongst the plethora of cafés, restaurants and boutique exercise studios, is this three double bedroom Victorian terrace. It's bursting with potential and screaming out to be transformed into a family home offering everything you would hope to find. in one of the areas' most desirable locations.

The property has been let over the last few years, so is feeling pretty sorry for itself, and is in need of internal improvement, but this only helps to make it the the ideal candidate for someone looking to create their perfect family home, which in the current market can be a difficult task.

Currently the ground floor offers two receptions, a large kitchen diner and a generous 40ft rear garden. With the addition of a wrap-around rear extension (stpp) this would help transform the space to offer an impressive kitchen/family room plus potentially a ground floor w/c, shower room, utility - or all three. Up on the first floor there are currently three double bedrooms plus a first floor bathroom, with the benefit of permission (under permitted development) this would allow you to add yet another two bedrooms one with its own en-suite.

I honestly do not expect this opportunity to be around very long. With the benefits of being within easy access of both Leytonstone and Leyton Central line, and Leyton Midland Stations, whilst being offered on a chain free basis.

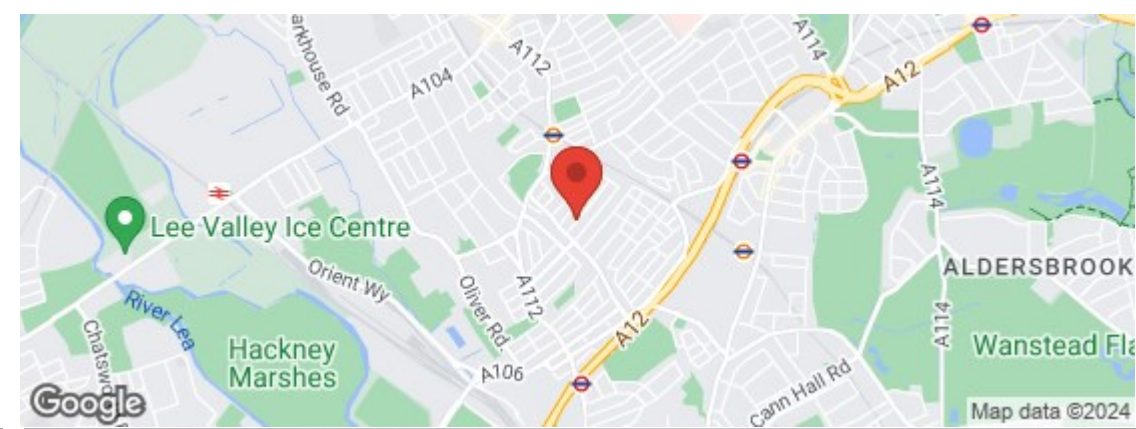
Get in touch with one of our experienced sales agents to discuss the property further and organise a viewing.



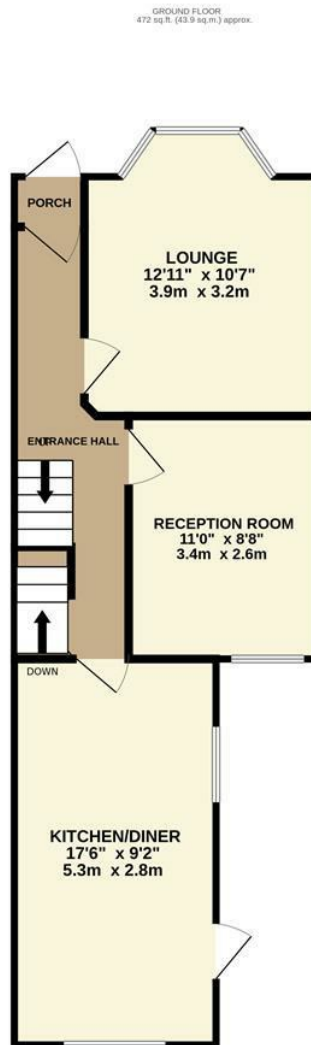
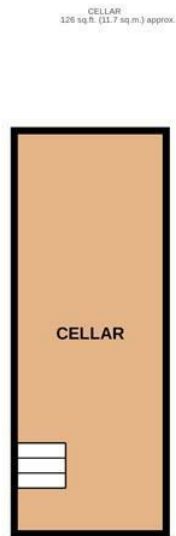




- Leyton Village, Francis Road Location
- 40ft Rear garden
- Potential to extend(stpp)
- Chain free
- Large kitchen diner
- three double bedrooms
- Cellar
- Central Line Stations







TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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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