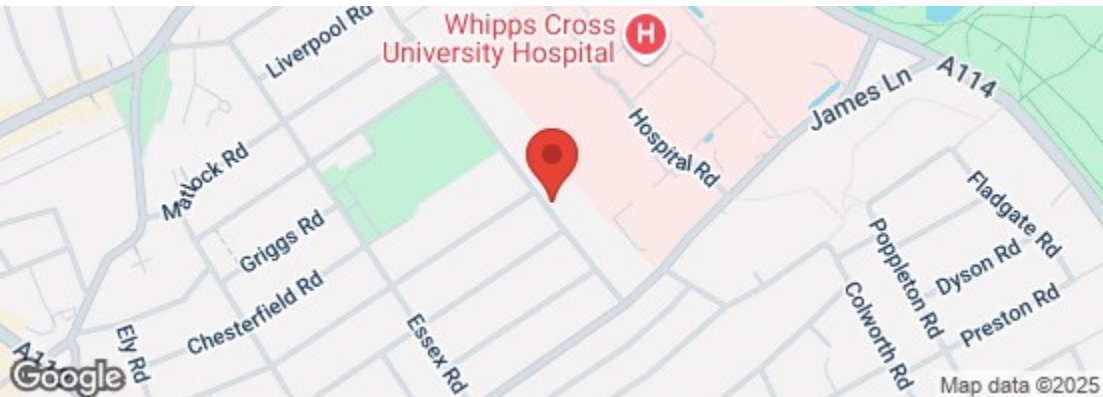


Council: Waltham Forest | Council Tax Band: D | Floor Area: 1536.00 sq ft

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



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Peterborough Road, Leyton, E10 6HH
Guide Price £900,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



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Guide price £900,000-£950,000. CURRENTLY UNDERGOING REFURBISHMENT, this Older Style Family Home offers a perfect blend of comfort and space, ideal for families or those seeking a bit more room to breathe. With four bedrooms, this property provides ample accommodation for both relaxation and privacy.

The house features a bright and spacious reception room with large bay window and feature fireplace, perfect for entertaining guests or enjoying quiet evenings with family. There is also a generous Family Room/Kitchen with Crittall doors leading onto the Private Garden and giving access to the Garden Office. In addition there is a hand Ground Floor Cloakroom/wc as well as a concealed Utility Room.

To the first floor, the property boasts three bedrooms, a roof terrace and a well appointed bathroom, ensuring convenience for busy mornings and providing a touch of luxury for unwinding after a long day. Whilst to the newly created loft conversion there is a spacious Master Bedroom and luxury Shower Room/wc

Situated in a vibrant neighbourhood, this home is well-connected to local amenities, parks, and transport links, making it an excellent choice for those who appreciate both community and accessibility.

This property on Peterborough Road is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this wonderful home your own.