



Warren Road, Leyton, London, E10

Guide Price £750,000

Freehold

FOR SALE

 2  3  5

- Guide Price: £750,000-£800,000
- 5 Bedroom Victorian terraced house
- 2 Reception rooms & 3 Bathrooms
- Double glazing
- Gas central heating
- Leyton Central Line Tube station: 0.3 mile walk
- EPC rating: C (69)
- Council tax band: D
- Rear garden: approx 50ft
- Internal: 2097 sq ft (196 sq m)

Guide Price: £750,000-£800,000. An incredibly spacious five double bedroom house on Warren Road. Situated within a hop, skip and a jump of Leyton tube station, the daily commute into town is just that little bit easier as a result. It's also means Westfield and the Olympic Park are within easy reach, whilst the independent shops and eateries of both the High Road and Francis Road are close to hand.

The property itself stretches across three floors, offering over 2000 square feet (or almost 200 square metres if you prefer) of internal space. On the ground floor there is a spacious bay fronted reception room, a second reception/dining room, and fitted kitchen. There is also a three piece shower room - very handy when everyone is trying to get ready at the same time in the morning!

Upstairs the five doubles (yes, all doubles!) are spread across two floors. On the first floor there are three, plus the family bathroom, whilst the loft conversion houses two more, plus a three piece shower room.

Outside there is a courtyard style garden to the rear.

If you've got a growing family and need a home to meet their needs, this could very well be what you've been looking for. Shall we take a look...?

Warren Road, Leyton, London, E10

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room & dining/reception room.

Reception Room/Dining Room

25'11 x 11'10

Reception Room Two

15'7 x 11'11

Door to ground floor bathroom. Doors to:

Kitchen

15'7 x 11'0

Door to reception room. Sliding patio doors to rear garden.

Ground Floor Bathroom

6'4 x 6'4

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

17'3 x 14'0

Bedroom Two

11'7 x 11'4

Bedroom Three

12'8 x 9'7

First Floor Bathroom

7'4 x 5'7

Second Floor Landing (Loft)

Door to all second floor rooms.

Bedroom Four

16'6 x 14'6

Bedroom Five

14'10 x 8'11

Second Floor Bathroom

8'1 x 4'6

Rear Garden

approx 50'

Additional Information:

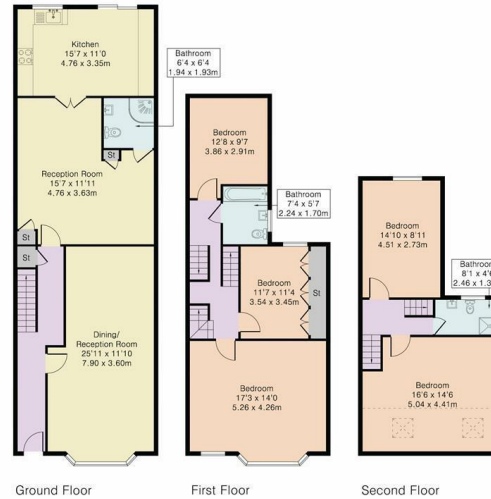
Local Authority: London Borough Of Waltham Forest
Council Tax Band: D

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

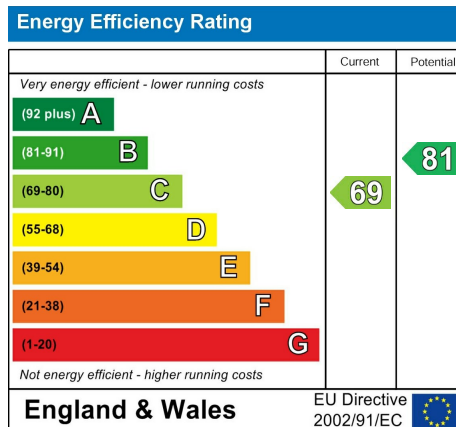
Approximate Gross Internal Area 2097 sq ft – 196 sq m
Ground Floor Area 975 sq ft – 91 sq m
First Floor Area 642 sq ft – 60 sq m
Second Floor Area 480 sq ft – 45 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



MAP



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