



Primrose Road, Leyton, London, E10

Offers In Excess Of £525,000

FOR SALE

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Freehold

- 2 Bedroom terraced house
- Double glazing
- Gas central heating
- Leyton Midland Road station: 0.5 miles
- Leyton tube station: 0.8 miles
- EPC rating: E (47)
- Council tax band: B
- Rear garden: approx 19'8
- Chain-free
- Internal: 626 sq ft (58 sq m)

Lovely 2 bedroom home in a great location, chain-free, with a private garden and bags of character. All the rooms in this property are well planned and beautifully finished, beginning with the large, open plan, dual aspect reception room. The exposed brick brings a cosiness and character to the space, and the windows at both ends make it feel open and spacious, with room for dining near the window and a snug lounge area to the front.

The sleek kitchen with solid wood worktops is also well laid out with plenty of light from the window overlooking the sunny courtyard garden, which has lots of potential and a garden shed, giving you extra storage space.

The ground floor, first floor bathroom and master bedroom all feature original hardwood flooring. The family sized bathroom also features a roll top bath and Burlington fixtures. Also upstairs, the main double bedroom and the smaller bedroom.

This area of Leyton has all the things we need close by. There's several Ofsted "outstanding" primary schools and great local shops you can walk to. And with Leyton Jubilee Park to the south, and the County Ground and Jack Cornwell Park to the North, there's an abundance of green spaces to explore, with only a short trip to Hackney Marshes and Epping Forest for bigger adventures.

Nearby Francis Road is pedestrianised and famous for its delicatessens and bakeries. Do try Deeney's, Yardarm, Marmelo or Perky Blenders when you come to view. There're also great pubs and craft beer breweries nearby, and restaurants including local favourite Burnt.

Leyton has easy transport links with Leyton Central Line, Leyton High Road Overground station and plenty of buses a short walk from home. And being close to Stratford means you're also close to mega shopping at Westfield and further transport links like the Elizabeth line. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading directly into:

Reception Room

21'5" x 12'0"

Staircase leading to first floor. Open to:

Kitchen

7'1" x 7'0"

Door to rear garden.

First Floor Landing

Door to all first floor rooms

Bedroom One

12'2" x 10'5"

Bedroom Two

10'10" x 6'2"

First Floor Bathroom

Rear Garden

19'8"

Additional Information:

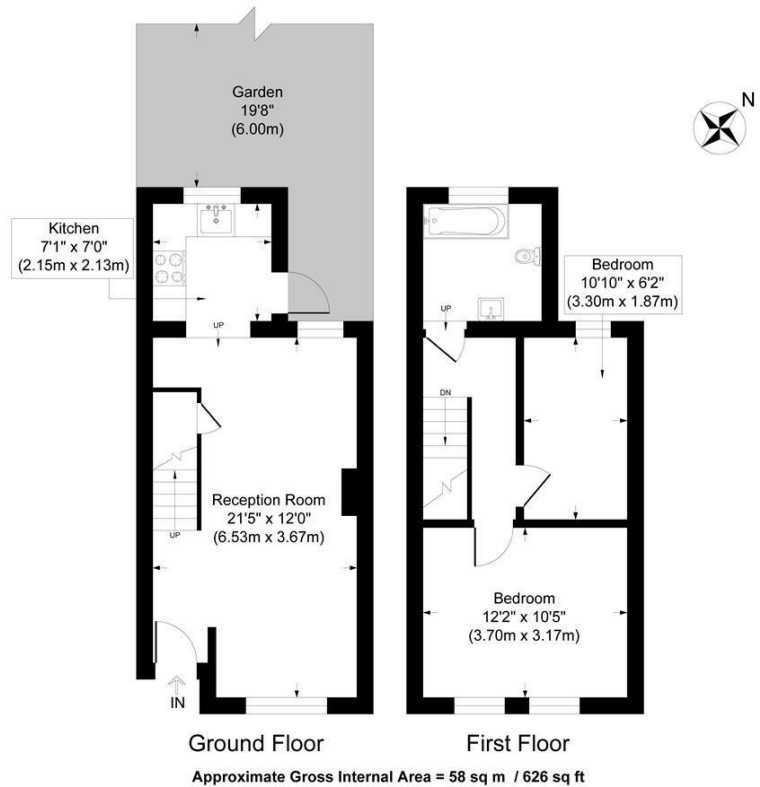
Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

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



This Plan is for layout guidance only. Not drawn to scale unless states. windows and door openings are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings making any decisions reliant upon them.

EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MAP



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

