






Nottingham Road, Leyton, London, E10

Offers In Excess Of £950,000

FOR SALE

 1  2  5

Freehold

- 5 Bedroom terraced house
- Loft conversion
- Kitchen/diner
- Utility room
- Double glazing & gas central heating
- Sought after Barclay Estate location
- EPC rating: C (73)
- Council tax band: D
- Rear garden with studio/office
- Internal: 1907 sq ft (177.2 sq m)

This exquisite, newly renovated home offers the perfect blend of modern luxury and family-friendly living. Nestled on the sought-after Barclay Estate, you'll enjoy a tranquil setting while being just moments away from the vibrant Walthamstow Village.

The heart of the home is the stunning open-plan kitchen/diner, flooded with natural light and featuring stylish herringbone flooring. Bi-fold doors seamlessly connect the indoor and outdoor living spaces, creating a perfect entertaining area. The stylish kitchen is equipped with top-of-the-range appliances, making meal preparation a pleasure. There is also a separate utility room with appliances.

With five bedrooms, four of which are doubles, there's ample space for everyone. The master bedroom is a true retreat, offering a peaceful sanctuary at the end of the day. The family bathroom is a luxurious oasis, boasting a separate walk-in shower, exquisite tiles, and a chic Terrazzo floor.

Outside, you'll find a beautiful garden, ideal for relaxing or enjoying al fresco dining. The additional studio provides a versatile space that can be adapted to suit your family's needs, whether it's a home office, playroom, or gym.

This exceptional property is ideally located within walking distance of excellent schools, parks, and transportation links. Walthamstow Village, with its diverse shops, restaurants, and farmers' market, is just a short stroll away.

A fantastic opportunity to create lasting memories in your dream family home, shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room & utility room. Open to utility room.

Reception Room

15'11" x 12'10" (4.85m x 3.91m)

Kitchen/diner

25'9" x 18'1" (7.85m x 5.51m)

Sliding doors leading into rear garden.

Utility Room

12'10" x 4'7" (3.91m x 1.40m)

First Floor Landing

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

Bedroom One

15'11" x 12'6" (4.85m x 3.81m)

Bedroom Two

13'11" x 10'3" (4.24m x 3.12m)

Bedroom Three

8'5" x 5'11" (2.57m x 1.80m)

First Floor Bathroom

10'5" x 8'2" (3.18m x 2.49m)

Second Floor Landing (Loft)

Doors to:

Bedroom Four

21'0" x 10'8" (6.40m x 3.25m)

Bedroom Five

9'5" x 9'3" (2.87m x 2.82m)

Second Floor Bathroom

8'2" x 5'3" (2.49m x 1.60m)

Rear garden

Studio/office

17'7" x 12'5" (5.36m x 3.78m)

Door to:

W/C

Additional Information:

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

Notice:

All photographs are provided for guidance only.

Disclaimer:

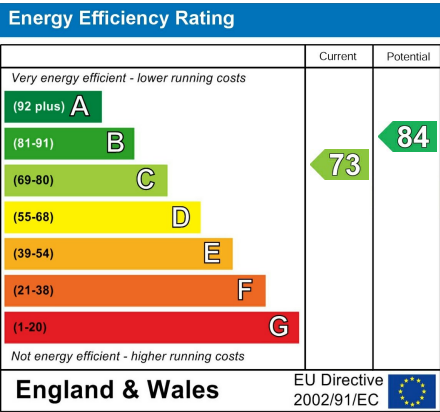
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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



TOTAL FLOOR AREA: 1907 sq ft (177.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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EPC RATING



LOCATION



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