



Morley Road, Leyton, London, E10

Offers In The Region Of £795,000

FOR SALE

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Freehold

- 3 Bedroom Victorian terraced house
- 2 Reception rooms & dining Room
- Quiet residential street
- Double glazing & gas central heating
- Situated within the popular Francis Road area
- Leyton Tube station: 0.8 mile walk
- Leyton Midland Road Overground station: 0.4 mile walk
- EPC rating: D (67) & Council tax band: C
- Rear garden: 43'10 x 15'9
- Internal: 1122 sq ft (104 sq m)

This charming 3-bedroom Victorian terraced house offers a delightful blend of modern comfort and traditional character. Newly decorated with potential for future. Located in the sought-after Francis Road area, this property is ideally situated for those seeking a vibrant and convenient lifestyle.

Step inside to discover neutrally decorated interiors, providing a blank canvas to personalise to your taste. The spacious living accommodation includes two reception rooms and a dining room, perfect for entertaining guests or relaxing. Double glazing and gas central heating ensure year-round comfort. Outside, you'll find a private rear garden, ideal for enjoying al fresco dining or simply unwinding in a peaceful outdoor space.

The location of this property is truly exceptional. It's a quiet residential area, and just a short walk away, you'll find the popular Francis Road area, renowned for its independent coffee shops, wine bars, and record stores, including Tamping Grounds, Marmelo, and Dreamhouse Records. Coronation Gardens and Sidmouth Park are nearby, offering beautiful green spaces for leisure and recreation. Three schools are within five minutes, making it desirable for families.

Commuting is a breeze, with Leyton Midland Road Overground Station and Leyton Tube Station within a 10-minute walk, and twenty-four-hour buses. This provides excellent access to Central London, Stratford International Station, Westfield Shopping Centre, East Village, and Docklands.

A fantastic opportunity to make a charming property your new 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, kitchen & reception room two.

Reception Room One

13'5 x 12'1 (4.09m x 3.68m)

Reception Room Two

11'0 x 9'10 (3.35m x 3.00m)

Kitchen

16'1 x 8'10 (4.90m x 2.69m)

Open to dining room.

Dining Room

Doors leading into rear garden. Door to ground floor wc & ground floor bathroom.

Ground Floor WC

Ground Floor Bathroom

6'11 x 6'8 (2.11m x 2.03m)

First Floor Landing

Door to all rooms.

Bedroom One

15'3 x 11'1 (4.65m x 3.38m)

Bedroom Two

11'0 x 9'11 (3.35m x 3.02m)

Bedroom Three

10'5 x 8'8 (3.18m x 2.64m)

Rear Garden

43'10 x 15'9 (13.36m x 4.80m)

Additional Information:

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

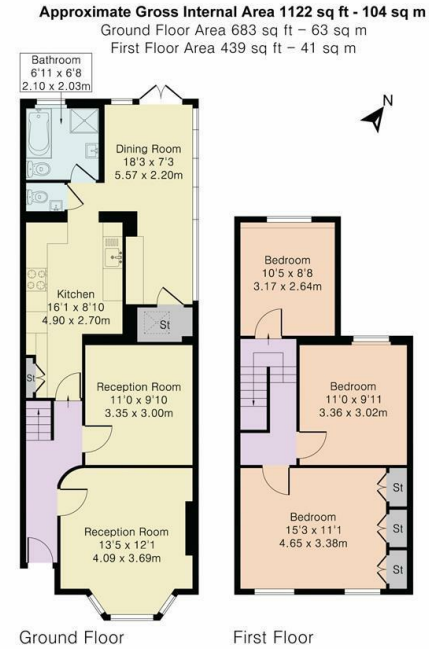
Notice:

All photographs are provided for guidance only.

Disclaimer:

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FLOORPLAN



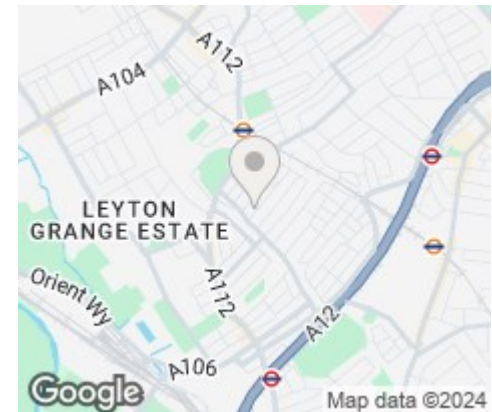
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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

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		
	67	81
England & Wales	EU Directive 2002/91/EC	

LOCATION



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