



Windsor Road, Leyton, London, E10

£625,000

Freehold

FOR SALE

3 1 3

- 3 Bedroom Victorian terraced house
- 3 Reception rooms
- Basement
- Double glazing & gas central heating
- Leyton Tube station 0.5 mile
- EPC rating: D (57)
- Council tax band: C
- Rear garden
- Chain-free
- Internal: 1170 sq ft (109 sq m)

Discover a charming Victorian terraced house nestled in the heart of Leyton, E10. This three-bedroom property offers a fantastic opportunity for those seeking a renovation project with immense potential.

The exterior of the house showcases classic Victorian architecture, exuding welcoming and inviting curb appeal. Inside, you'll discover three spacious reception rooms, two of which feature bay windows, creating a bright and airy living space perfect for entertaining and relaxation. As a bonus, the basement offers ample storage space. Upstairs, the three generously sized bedrooms include two doubles and a single.

Modern conveniences include double glazing and gas central heating, ensuring a comfortable and efficient living environment. Outside, the rear garden provides a private outdoor space for enjoying the summer months.

Leyton Tube Station is conveniently located just a short walk away, providing easy access to the city and beyond. The vibrant Francis Road is nearby, featuring a variety of shops, restaurants, and cafes, including Yardarm, Phlox Books and Dreamhouse Records, making it a great place to explore and enjoy the local community.

For families, the area offers excellent primary and secondary schools, providing quality education options. And for everyday essentials, you'll find convenience stores on Leyton High Road and an Asda Superstore within a short distance.

Sports enthusiasts will appreciate the proximity to Leyton Orient Football Club, where you can catch a game at the Breyer Group Stadium.

An exciting opportunity to create your dream home. Shall we take a look?

Windsor Road, Leyton, London, E10

DIMENSIONS

Entrance

Via front door leading into:

Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room one, reception room two, dining room & basement.

Basement

19'8 x 5'9 (5.99m x 1.75m)

Reception Room One

13'8 x 10'9 (4.17m x 3.28m)

Reception Room Two

10'7 x 8'10 (3.23m x 2.69m)

Door to rear garden.

Dining Room

14'9 x 11'1 (4.50m x 3.38m)

Open to:

Kitchen

10'3 x 9'7 (3.12m x 2.92m)

Open to dining room. Door to rear garden.

First Floor Landing

Door to all rooms.

Bedroom One

14'3 x 13'3 (4.34m x 4.04m)

Bedroom Two

12'0 x 9'10 (3.66m x 3.00m)

Bedroom Three

10'8 x 8'10 (3.25m x 2.69m)

Shower Room

6'7 x 3'3 (2.01m x 0.99m)

Rear Garden

Additional Information:

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

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).

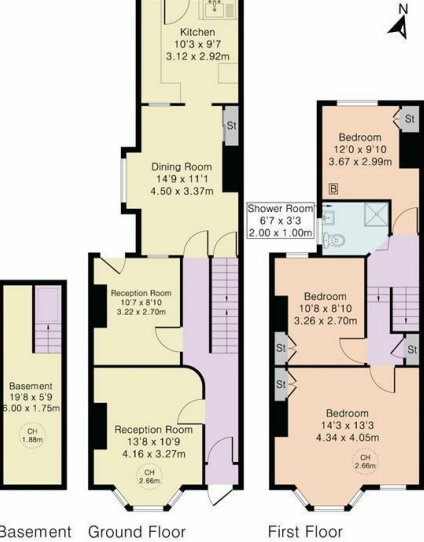
FLOORPLAN

Approximate Gross Internal Area 1170 sq ft - 109 sq m

Basement Area 113 sq ft - 11 sq m

Ground Floor Area 583 sq ft - 54 sq m

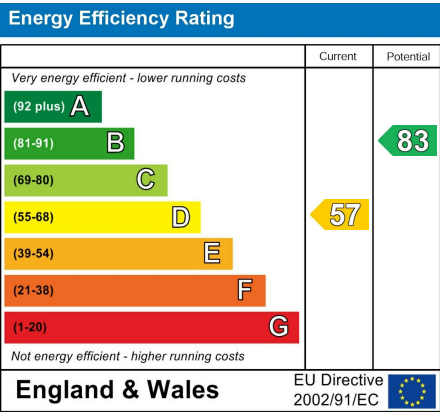
First Floor Area 474 sq ft - 44 sq m



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 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



LOCATION



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