



## Frith Road, Leytonstone, London, E11

Offers In Excess Of £950,000

Freehold

FOR SALE

1 1 4

- 4 bedroom Victorian terraced house
- Loft conversion with WC
- Kitchen/diner
- Double glazed & Gas central heating
- First Floor Bathroom
- Leyton Tube Station: 0.2 mile
- Within easy reach of Stratford Westfield shopping centre
- Council tax band: C
- Rear garden: approx 40ft
- Internal: 1534 sq ft (143 sq m)

This delightful four-bedroom Victorian terraced house boasts an attractive facade, characterised by a large bay window that floods the front rooms with natural light.

Stepping inside, the ground floor features a substantial through reception room with a charming working fireplace. Continuing through, you will find a well-appointed kitchen/diner, complete with a stylish fitted kitchen and a striking stainless steel range cooker. Skylights enhance the bright and airy feel of this room, while French doors open seamlessly onto the rear garden. This northwest-facing garden enjoys sunlight from midday to the evening during summer months.

Ascending to the first floor, you will discover three generously sized double bedrooms. The primary and second bedrooms retain original floorboards. The primary bedroom also benefits from original sash windows and the convenience of two fitted wardrobes. Completing this floor is the family bathroom, featuring stylish hexagon wall tiles and distinctive star-burst style floor tiles.

The property further benefits from a thoughtfully designed loft conversion, creating a spacious en-suite bedroom on the second floor.

This home offers exceptional convenience with Leyton tube station just a three-minute walk away, providing swift connections with just one stop to Stratford and onward links, including a direct 20-minute journey to Oxford Circus. The extensive shopping and entertainment facilities of Stratford Westfield are also within easy reach.

Just a 10-minute stroll away, the renowned Francis Road is a significant draw, offering a range of independent shops and eateries. The property also enjoys easy access to Hackney Wick and the Queen Elizabeth Olympic Park, providing a fantastic resource for recreation, particularly appealing to young families. Furthermore, the property falls within the catchment area of numerous highly regarded primary schools.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Opening directly into:

### Lounge

24'1 x 14'5 (7.34m x 4.39m)

Staircase leading to first floor. Door to:

### Kitchen/diner

22'11 x 12'11 (6.99m x 3.94m)

Sliding patio doors leading into rear garden.

### First Floor Landing

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

### Bedroom One

15'10 x 10'11 (4.83m x 3.33m)

### Bedroom Two

11'2 x 9'9 (3.40m x 2.97m)

### Bedroom Three

10'11 x 9'9 (3.33m x 2.97m)

### First Floor Bathroom

### Second Floor Landing (Loft)

Open to:

### Bedroom Four

16'11 x 14'7 (5.16m x 4.45m)

Open to:

### Study Area

12'4 x 8'4 (3.76m x 2.54m)

Open to bedroom four.

### Second Floor WC

### Rear Garden

approx 40' (approx 12.19m)

### On Street Permit Parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: C (73)

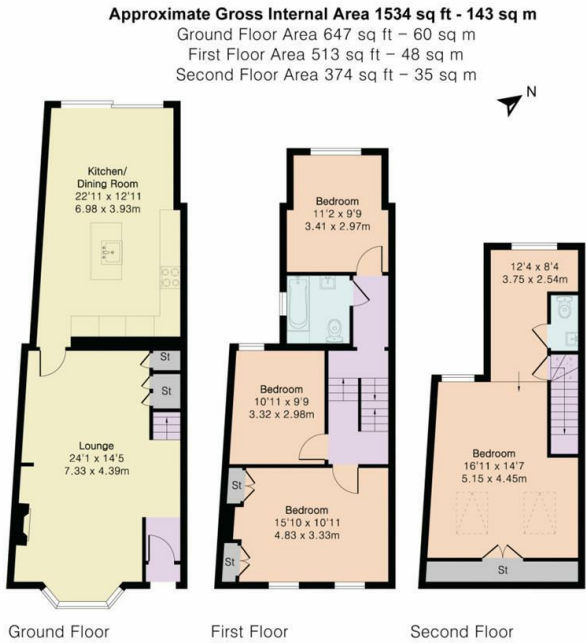
### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they may not be relied upon 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



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

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		
England & Wales	EU Directive 2002/91/EC	

## LOCATION



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