



## Grange Park Road, Leyton, London, E10

Offers In Excess Of £750,000

Freehold

**FOR SALE**

2 1 3

- Victorian terraced house
- 3 Bedrooms
- 2 Reception rooms
- Leyton Midland Road  
Overground Station: 0.5 mile
- Leyton Tube Station: 0.8 mile
- Council tax band: C & EPC rating:  
E (54)
- Rear garden: approx 100ft
- Off street parking
- Chain-free
- Internal: 938 sq ft (87 sq m)

This delightful Victorian terraced house offers a wonderful opportunity to acquire a characterful home offered chain-free. From its classic and charming exterior, you are invited into a home that seamlessly blends period features with comfortable living spaces.

The property boasts two distinct reception rooms, providing flexibility for both relaxing and entertaining. The front reception room is bathed in natural light, courtesy of a lovely bay window, creating a bright and welcoming atmosphere. Elegant sliding doors open from this space into a separate dining room, perfect for enjoying family meals and hosting guests. Continuing through, you will find a well-proportioned kitchen, providing access to the private rear garden. This outdoor space features a paved patio area, ideal for al fresco dining and enjoying the warmer months, extending to a pleasant lawn at the end of the garden.

Ascending to the first floor, you will discover three well-appointed bedrooms. The primary bedroom benefits from a charming bay window, mirroring the one downstairs, and also includes a practical built-in storage cupboard, offering valuable space for your belongings.

Convenience is key with this location, as residents benefit from excellent transport links. Leyton Midland Road Overground Station is situated just half a mile away, and Leyton Tube Station is within easy reach at 0.8 miles, ensuring swift and straightforward connections across the city. Furthermore, a short walk will take you to Francis Road, a popular hub of independent shops and eateries, including Yardarm, Albert & Francis, and Zaxx.

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 dining room.

### Reception Room

13'9 x 10'6 (4.19m x 3.20m)

Sliding doors leading into:

### Dining Room

11'6 x 10'6 (3.51m x 3.20m)

Sliding doors leading into reception room.

### Kitchen

14'3 x 9'11 (4.34m x 3.02m)

Door to rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

14'1 x 13'2 (4.29m x 4.01m)

### Bedroom Two

11'1 x 8'7 (3.38m x 2.62m)

### Bedroom Three

9'11 x 9'7 (3.02m x 2.92m)

### First Floor Bathroom

6'7 x 5'11 (2.01m x 1.80m)

### Off Street Parking

Driveway to front.

### Rear Garden

approx 100' (approx 30.48m)

### Additional Information:

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

### 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 do 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 938 sq ft - 87 sq m

Ground Floor Area 467 sq ft - 43 sq m

First Floor Area 471 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 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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