



Dawlish Road, Leyton, London, E10

Offers In Excess Of £900,000

FOR SALE

1 2 4

Freehold

- 4 bedroom period terraced house
- Loft conversion
- Kitchen/diner
- Double glazing & gas central heating
- Francis Road a short walk away
- Leyton Midland Road Overground Station: 0.4 mile
- Leyton Tube station: 0.5 mile
- Council tax band: C
- North-east facing rear garden: approx 40'
- Internal: 1387 sq ft (129 sq m)

Stepping through a beautiful stained-glass front door, you're immediately charmed by the character and thoughtful design of this captivating four-bedroom period terraced house. The reception room exudes elegance, boasting solid oak flooring laid on top of the original boards, picture rails, cornicing, and a striking ceiling rose. Natural light floods the space through two windows adorned with stylish shutters, creating a warm and inviting atmosphere. The heart of the home is the stunning kitchen/diner, featuring sophisticated navy blue cabinets complemented by sleek slate floor tiles. A breakfast bar offers a casual dining option, while there is ample space for a larger dining table, perfect for family meals and entertaining. Four Velux windows flood the room with natural light, and striking aluminium Crittall-style doors open seamlessly onto the rear garden. Outside, a delightful patio area awaits, with steps leading up to a further paved space ideal for al fresco dining, alongside a lawn. Ascending the stairs, you'll discover a generously sized primary bedroom that retains its period charm with original floorboards, picture rails, cornicing, and a ceiling rose while two windows fill the room with light. The second bedroom on this floor is painted in a cheerful yellow, adding a touch of vibrancy. Completing this level is a stylish bathroom, featuring a freestanding bath, a separate shower, and elegant shutters. The thoughtfully designed loft conversion offers two additional bedrooms. One spacious bedroom benefits from two Velux windows, while the smaller bedroom provides versatility, and a separate shower room on this floor adds convenience. Living here, you are a short stroll from the vibrant Francis Road, offering an array of independent shops and eateries, including Yardarm, Marmelo and Edie Rose. Excellent transport links with Leyton Midland Road Overground Station and Leyton Tube Station are also within easy reach, providing swift access to the rest of London.

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room & kitchen/diner.

Reception Room

26'1 x 10'7 (7.95m x 3.23m)

Kitchen/diner

23'0 x 13'5 (7.01m x 4.09m)

Doors leading into rear garden.

First Floor Landing

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

Bedroom One

14'4 x 14'1 (4.37m x 4.29m)

Bedroom Two

11'1 x 8'10 (3.38m x 2.69m)

First Floor Bathroom

10'6 x 8'10 (3.20m x 2.69m)

Second Floor Landing (Loft)

Door to all second floor rooms.

Bedroom Three

12'2 x 11'6 (3.71m x 3.51m)

Bedroom Four

10'0 x 8'5 (3.05m x 2.57m)

Shower Room

6'7 x 5'5 (2.01m x 1.65m)

Rear Garden (North-east facing)

approx 40' (approx 12.19m)

On street permit parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: E (44)

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 1387 sq ft - 129 sq m

Ground Floor Area 653 sq ft - 61 sq m

First Floor Area 441 sq ft - 41 sq m

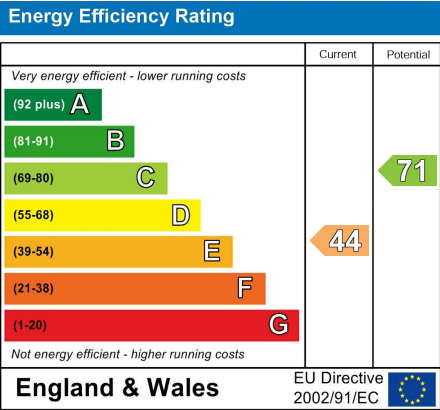
Second Floor Area 293 sq ft - 27 sq m



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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