



Carnarvon Road, Leyton, London, E10

Offers In Excess Of £800,000

Freehold

FOR SALE

 1  2  5

- 5 bedroom Victorian terraced house
- Loft conversion & lounge-diner
- Double glazing & gas central heating
- Close to Walthamstow Village
- Wood Street station: 0.5 mile
- EPC rating: D (68)
- Council tax band: D
- Rear garden: approx. 30'
- Garage: 18'1 x 15'9
- Internal: 1606 Sq ft (149 Sq m)

Classic Victorian family home with shuttered bay windows, in an area within easy reach of everything by foot.

Step inside a clean and pristine home finished to a high standard and full of natural light, set over 3 floors.

The dual aspect lounge and dining room provide excellent break out space for people to do different things, while still being together. The kitchen is another well designed, modern space with plenty of extra room for sitting, playing or having breakfast, and where doors lead out to the garden.

The home has a lovely calm feel to it, with clear, well defined areas and neutral decor throughout. Upstairs the bedrooms are doubles, and there's a contemporary family bathroom; and on the third floor, the loft space includes an ensuite and Juliet balcony. You also have the bonus space of a garage with the property which opens up all sorts of added potential.

On the border between E10 and E17, you'll be within easy reach of both Walthamstow village and Leytonstone. Your nearest station is Wood Street, a 10 minute walk away and there're plenty of bus routes along Lea Bridge Road. There's a variety of schools also within walking distance and plenty of natural green space nearby at Hollow Ponds and Epping Forest for walking, exploring and cycling. You'll be spoilt for choice when it comes to shops, cafes, restaurants and pubs in the area with all the lovely independent places nearby in the village.

A family home ready to snap up and in a cracking location. 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 lounge/diner & kitchen.

Lounge/Diner

23'11 x 10'11

Kitchen

16'2 x 9'1

Access to rear garden.

First Floor Landing

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

Bedroom One

14'6 x 11'11

Bedroom Two

13'6 x 9'2

Bedroom Three

10'11 x 9'3

First Floor Bathroom

7'10 x 6'1

Second Floor Landing (Loft)

Bedroom Four

13'6 x 10'10

Door to:

Ensuite

12'6 x 6'3

Bedroom Five

10'7 x 8'10

Rear Garden

approx 30'

Garage

18'1 x 15'9

Via rear access.

Additional Information:

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

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 1606 sq ft – 149 sq m

Ground Floor Area 489 sq ft – 45 sq m

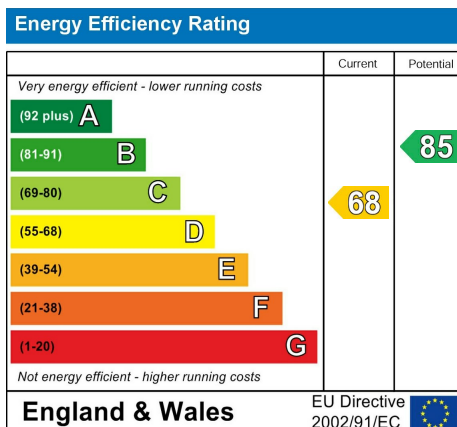
First Floor Area 498 sq ft – 46 sq m

Top Floor Area 336 sq ft – 31 sq m

Garage Area 284 sq ft – 26 sq m



EPC RATING



MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

