



Essex Road, Leyton, E10 6EG

Guide Price £750,000



# Essex Road

Leyton, E10 6EG

- **\*\*\*Guide Price £750,000 to £785,000 \*\*\***
- **Period Family Home**
- **Close To Hollow Ponds**
- **Open Plan Living**
- **Close to Local Transport Links**
- **Potential for Further Extension (s.t.p.p)**
- **54' Rear Garden**
- **Close to Local Shops and Amenities**
- **Good Schools Catchment**
- **EPC TBC**

Sandra Davidson are pleased to present this Victorian family home nestled on Essex Road, Leyton.

As you step inside, you'll be immediately captivated by the generous open plan living and dining area. This bright and airy space allows for a seamless transition from relaxation to entertainment. Ideal for busy households, there is also convenient access to a ground floor shower room.

To the rear is the extended kitchen, which boasts ample space for meal preparation and storage.

Heading to the first floor, you'll discover three generously sized bedrooms and a contemporary bathroom.

The second floor boasts a spacious loft room with skylights to the front and rear, offering a multitude of possibilities.

Externally there is a circa 54ft rear garden.

Beyond the walls of this charming Victorian home, you'll find yourself in a prime location. The property is within close proximity to Hollow Ponds, a serene natural escape where you can enjoy leisurely walks and recreational activities. Local transport links and amenities are readily accessible, making daily errands a breeze.

For families, the property is conveniently situated within the immediate vicinity of Barclay Primary School, offering a quick and easy commute for the little ones. For older students, Leyton Sixth Form is just moments away, providing educational opportunities at your doorstep.



Porch

Entrance Hall

Open Plan Living 31'9" x 18'2" (9.69m x 5.53m)

Ground Floor Shower Room 4'8" x 6'5" (1.41m x 1.95m)

Kitchen 12'11" x 17'8" (3.93m x 5.39m)

First Floor Landing

Bedroom 1 16'6" x 12'0" (5.04m x 3.65m)

Bedroom 2 14'3" x 9'10" (4.35m x 2.99m)

Bedroom 3 10'9" x 7'9" (3.28m x 2.37m)

Family Bathroom 7'5" x 5'7" (2.27m x 1.69m)

Second Floor Landing

Bedroom 4 18'10" x 16'6" (5.75m x 5.03m)

Exterior 54'0" (16.46m)



Additional Information  
Agent's Note

Directions

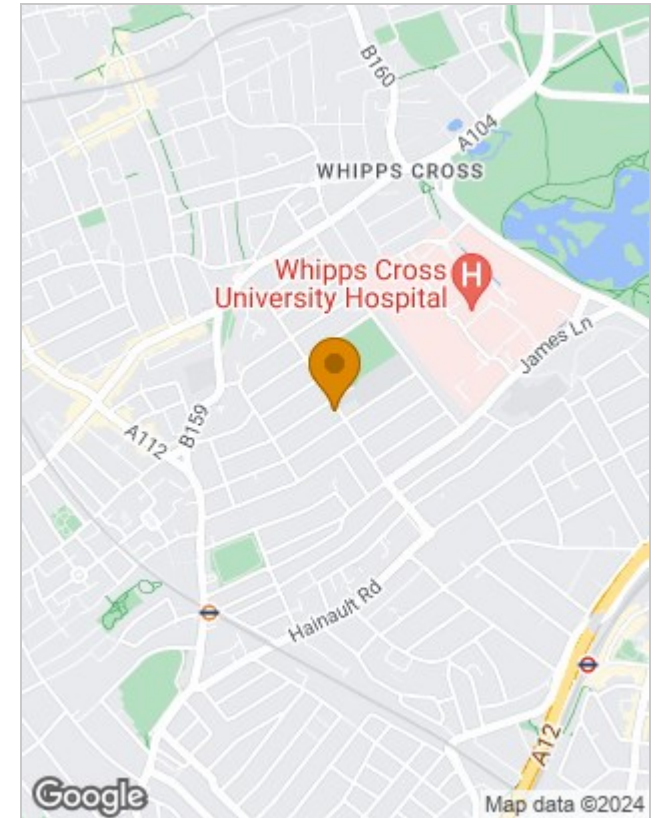




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.