

Permit
holders
only
LBR
Mon - Sat
9am - 6.30 pm



Burwell Road, Leyton, E10 7QG

Offers In The Region Of £680,000



Burwell Road

Leyton, E10 7QG

Local Authority: Waltham Forest
Tax Band: D

- Close Proximity to Lea Bridge Station
- Close to Lea Valley Park & Walthamstow Marches
- Low Maintenance Rear Garden
- Easy Access to A12
- Close to Bus Routes
- Good Schools Catchment
- Easy Access to Leyton Mills Retail Park
- Easy Access to Hackney Marshes
- Close to Local Shops and Amenities on Lea Bridge Road
- EPC 69C

*** 3D VIRTUAL TOUR ***

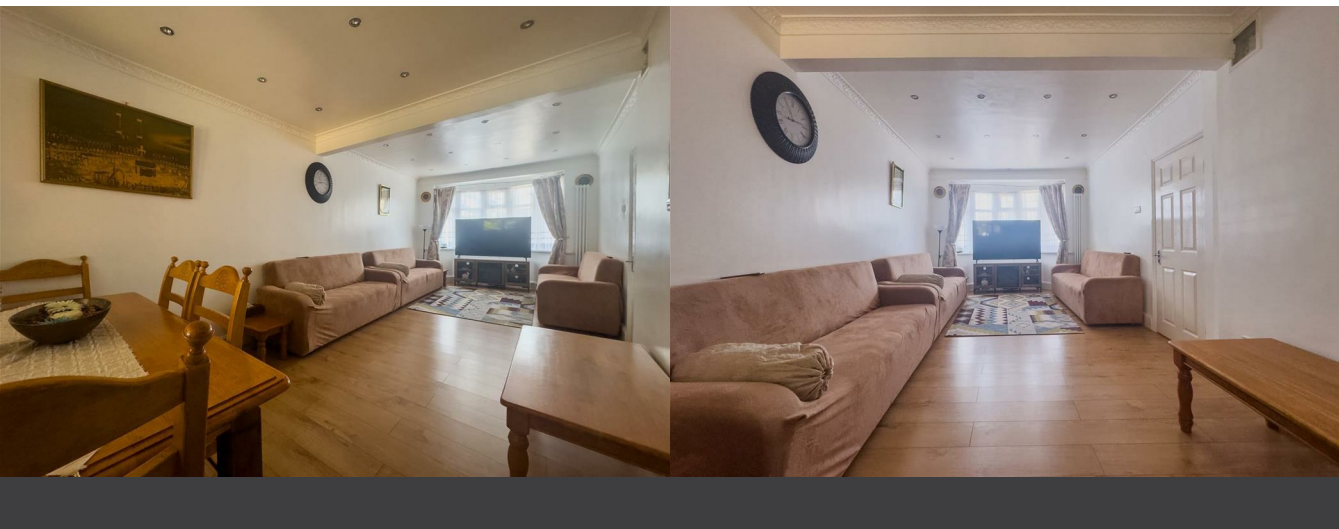
Sandra Davidson Estate Agents are pleased to present this well-maintained family home located on Burwell Road in Leyton. This delightful house boasts a spacious 1,216 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a warm and inviting reception room, ideal for relaxing after a long day or hosting guests. With five bedrooms, there is plenty of space for a large family, guests, or even a home office.

The property features two bathrooms as well as a guest WC, ensuring convenience and comfort for all residents. Whether it's a quick morning shower or a relaxing bath after a busy day, you'll find everything you need right here.

Located in the vibrant area of Leyton, you'll have easy access to local amenities, schools, parks, and excellent transport links. This house offers the perfect blend of comfort, convenience, and style.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning the wonderful possibilities that this property has to offer.



Offers In The Region Of £680,000



Entrance

Via uPVC double doors into entrance porch with obscure window to flank, ceiling light, further door into entrance hall with laminate flooring, radiator, under-stair storage, ceiling lights, doors to:

Through Lounge 26'5" x 10'9" (8.04m x 3.27m)
Double glazed bay window to front, radiator, laminate flooring, spotlights inset to ceiling, double glazed window to rear

Kitchen/Diner 8'11" x 15'9" (2.73m x 4.81m)
Range of fitted wall and base units, space and services for five ring gas oven with extractor over, space and services for washing machine, one bowl sink with drainer, double glazed window to rear, double glazed doors to rear, tiled flooring, radiator, ceiling lights

Ground Floor WC
Low level WC, pedestal hand wash basin, tiled flooring and walls, ceiling light

First Floor Landing
Via stairs with fitted carpet, ceiling light, doors to:

Bedroom 1 14'8" x 9'8" (4.47m x 2.95m)
Double glazed bay window to front, radiator, laminate flooring, ceiling light

Bedroom 2 11'2" x 10'1" (3.41m x 3.07m)
Double glazed window to rear, laminate flooring, radiator, ceiling light

Bedroom 3 7'11" x 6'1" (2.42m x 1.85m)
Double glazed window to front, radiator, laminate flooring, ceiling light

Family Bathroom 6'11" x 6'0" (2.10m x 1.84m)
Suite comprising bathtub, low level WC, pedestal hand wash basin, double glazed window to rear, tiled flooring and walls, radiator



Second Floor Landing

Via stairs with fitted carpet, skylight, ceiling light, doors to:

Bedroom 4 9'11" x 10'0" (3.01m x 3.05m)
Double glazed window to rear, laminate flooring, radiator, ceiling light

Bedroom 5
Two skylights to front, laminate flooring, ceiling light, radiator, access to eaves storage

Bathroom 6'8" x 5'5" (2.02m x 1.65m)
Suite comprising corner shower enclosure with power shower, low level WC, hand wash basin inset to vanity unit, wall mounted mirror, chrome plated heated towel rail, double glazed window to rear, tiled walls and flooring, ceiling light, ceiling mounted extractor fan

Exterior 26' (7.92m)
The paved rear garden measures circa 26'. To the front of the property is a paved front garden.

Outbuilding 15'1" x 9'7" (4.61m x 2.94m)

Additional Information

Local Authority: Waltham Forest

Council Tax Band: D

EPC 69C

Agent's Note

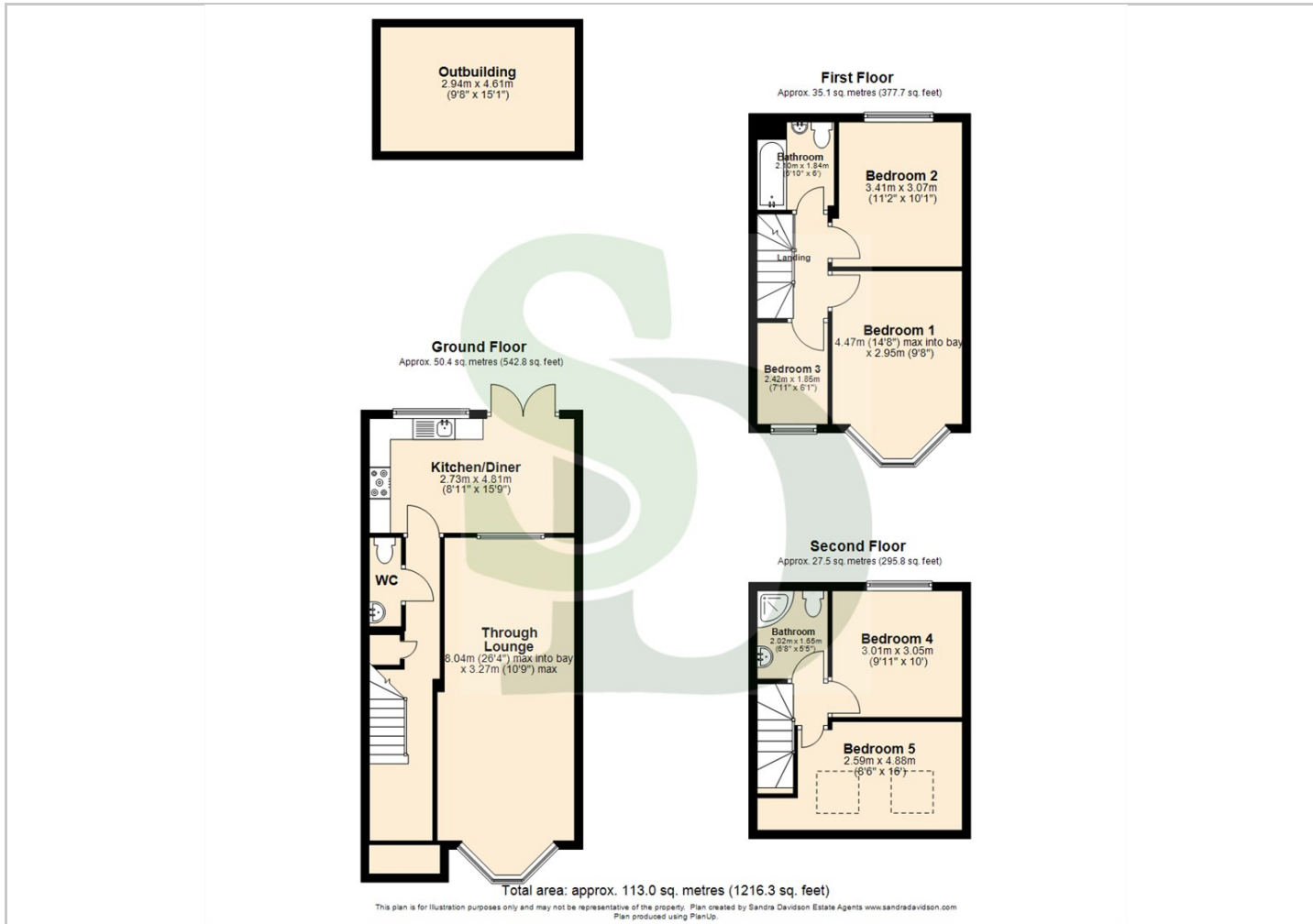
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents



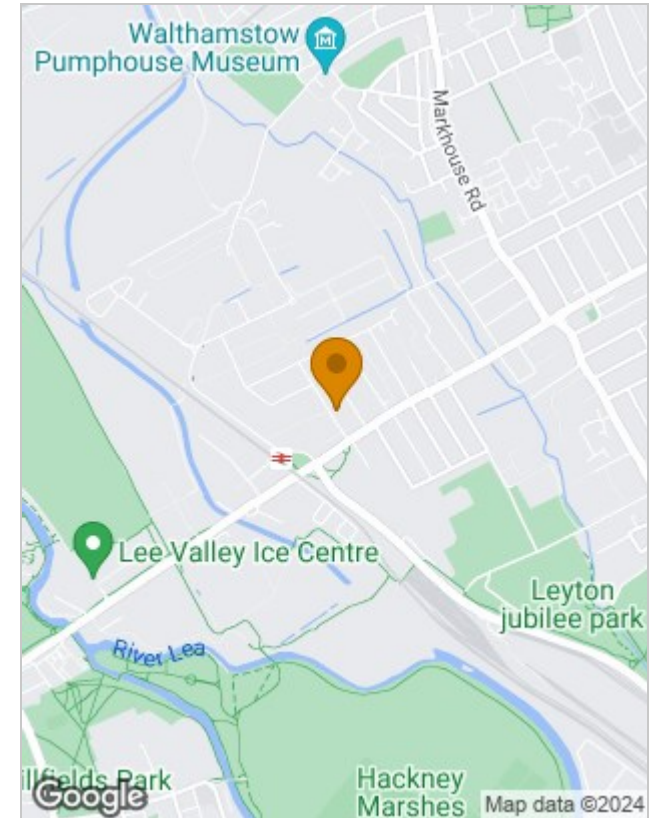




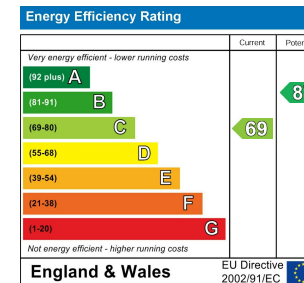
Floor Plans



Location Map



Energy Performance Graph



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.