



Skeltons Lane, London, E10 5BS

Price Guide £600,000



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Local Authority: Waltham
Forest
Tax Band: C

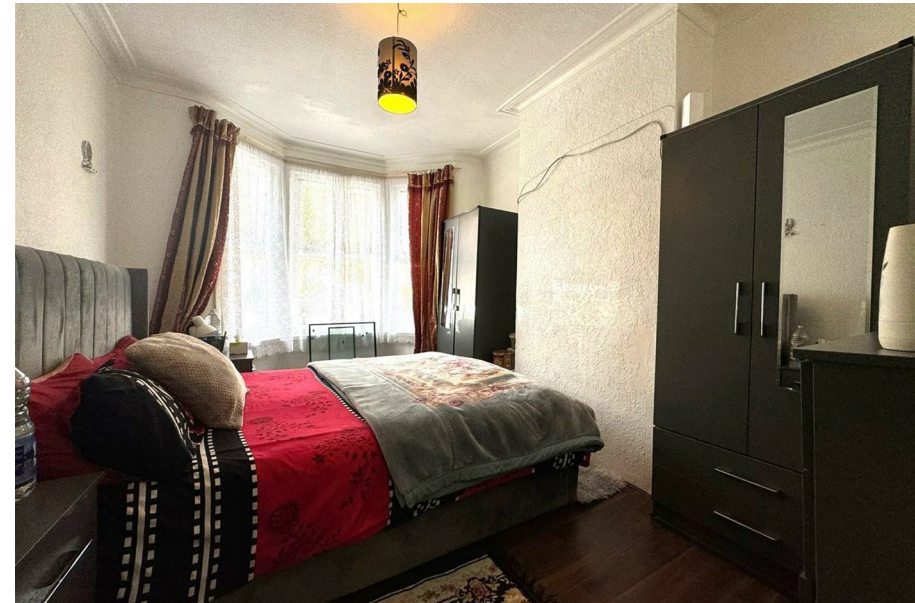
- VICTORIAN FAMILY HOME
- GREAT ACCESS TO BAKERS ARMS
- OFFERS EXCELLENT VALUE FOR MONEY
- EPC: TBC
- THREE BEDROOMS
- CLOSE TO LEYTON MIDLAND STATION
- VIEWING HIGHLY ADVISED

*** GUIDE PRICE £600,000 - £650,000***

SANDRA DAVIDSON are DELIGHTED to offer FOR SALE this VICTORIAN HOUSE located in a NO THROUGH ROAD off LEYTON HIGH ROAD. WELL MAINTAINED THROUGHOUT and offers a SPACIOUS TWO SEPERATE RECEPTIONS, GOOD SIZED KITCHEN and BATHROOM on the GROUND FLOOR. To the FIRST FLOOR there are THREE BEDROOMS. You are positioned well for SHOPPING at BAKERS ARMS with LEYTON MIDLAND being a short walk away. WALTHAMSTOW is a few minutes walk away which also offers alternative TRANSPORT options and a VIBRANT are with RESTAURANTS and BARS. Locally there are PUBS and RESTAURANTS within walking distance



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RECEPTION ONE 13'6" x 10'0" (4.11m x 3.06m)
Double glazed bay window to front, two radiators, fitted carpet, original fire place. two feature ceiling lights.

RECEPTION TWO 10'8" x 10'10" (3.26m x 3.30m)
Double glazed window to rear, two radiators, fitted carpet, original fire place. two feature ceiling lights.

KITCHEN 9'5" x 8'10" (2.87m x 2.68m)
Fitted wall and base units, work surface with tiled splashback, one bowl stainless steel sink with drainer and filtered water tap, four ring gas hob with oven grill below and extractor hood over, ceiling light, vinyl flooring, double glazed window to rear, opening to:

BATHROOM
Suite comprising; tile panelled bathtub with shower screen and shower over, pedestal hand wash basin, tiled walls, vinyl flooring light, double glazed opaque windows to rear

WC 5'3" x 2'9" (1.60m x 0.83m)
low level WC, vinyl flooring, extractor fan



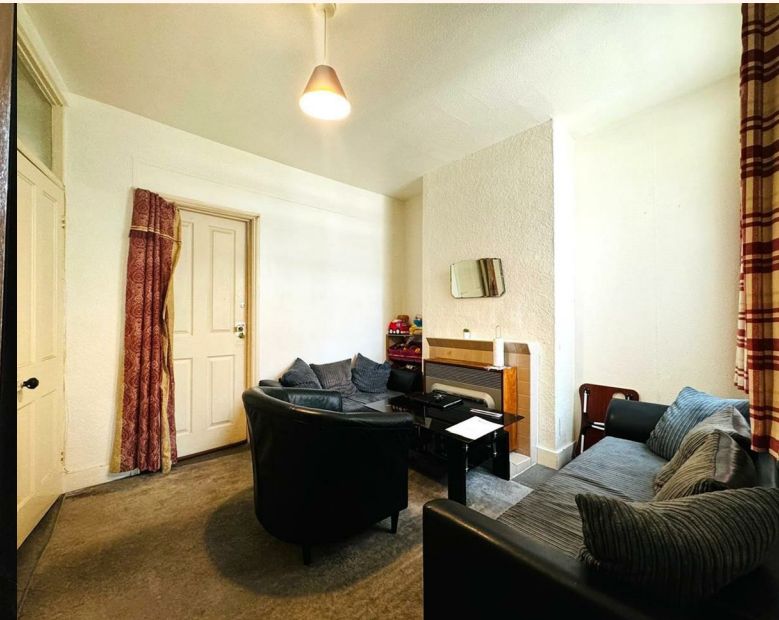
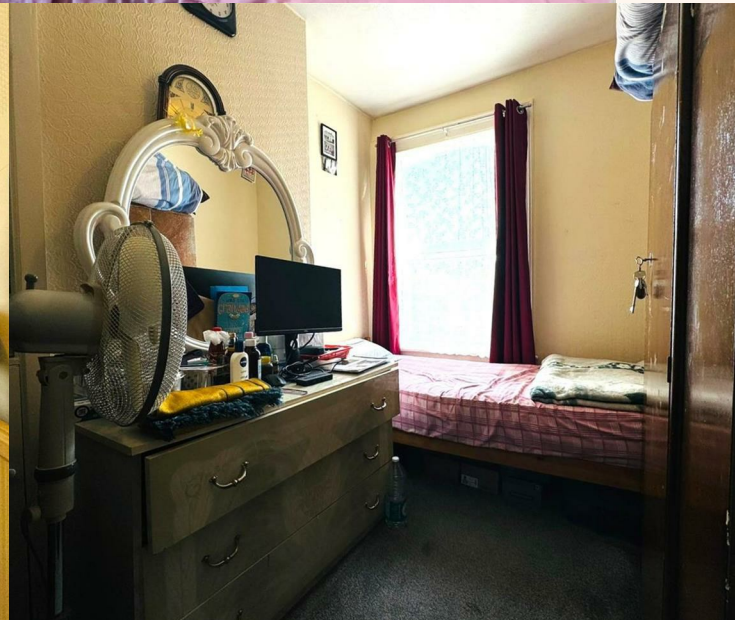
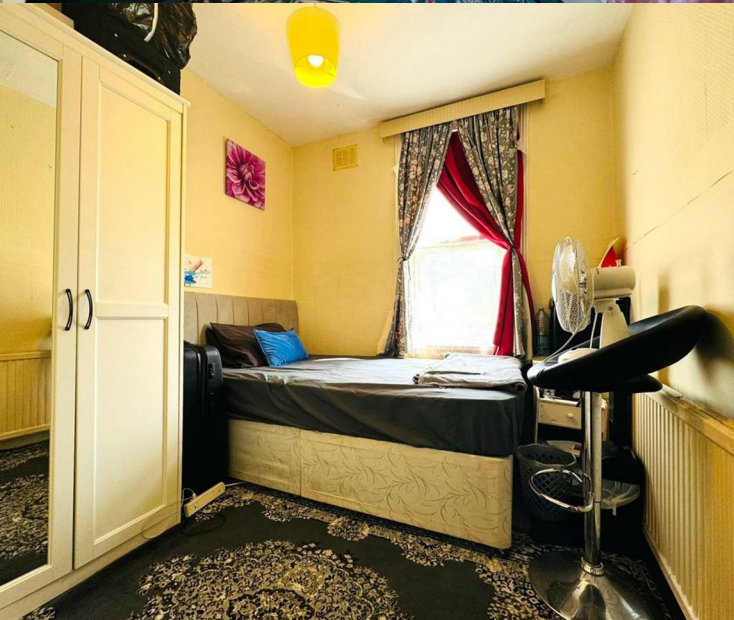
BEDROOM ONE 13'5" x 12'1" (4.08m x 3.69m)
Double glazed bay window to front, fitted carpet, fitted cupboards, light, radiator, fitted original fire place

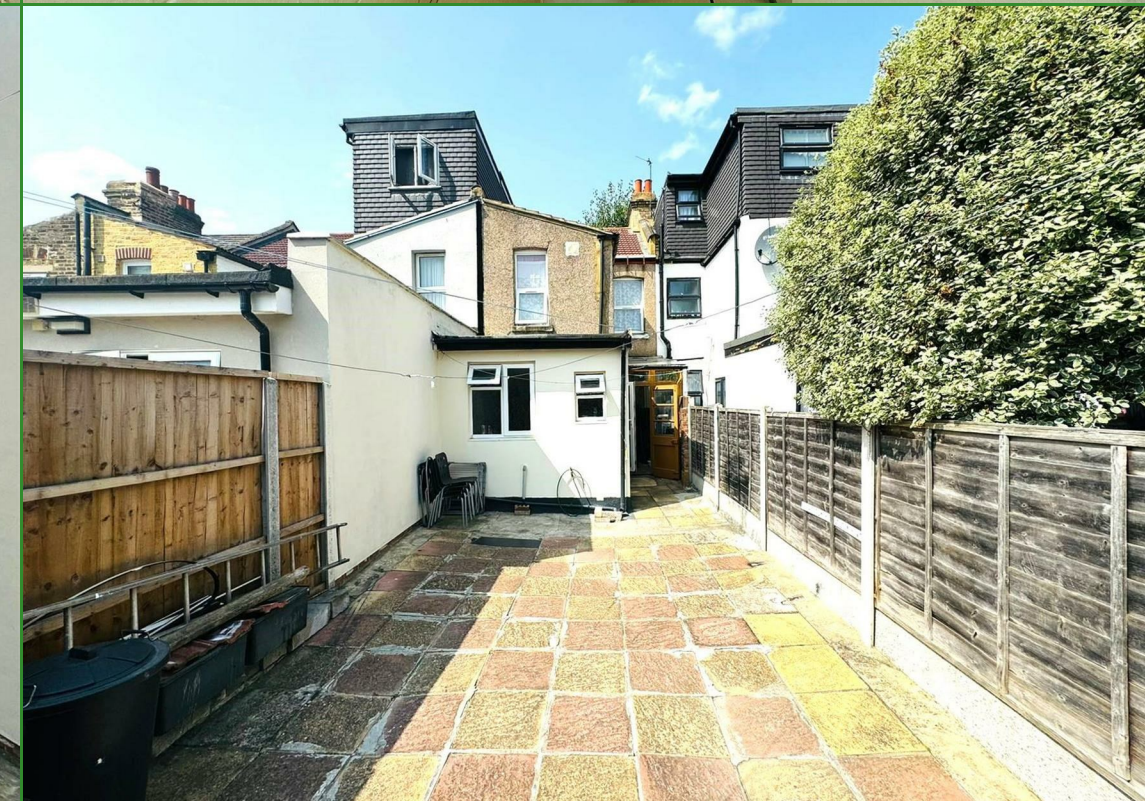
BEDROOM TWO 10'4" x 8'4" (3.16m x 2.53m)
Double glazed window to rear, fitted carpet, fitted cupboards, light, radiator

BEDROOM THREE 9'5" x 8'4" (2.86m x 2.55m)
Double glazed window to rear, fitted carpet, light, radiator

ANNEXE
Outbuilding to rear.

EXTERIOR 45'11" (14)
The Rear Garden measures circa 45' with laid lawn,
To the front is permit street parking.

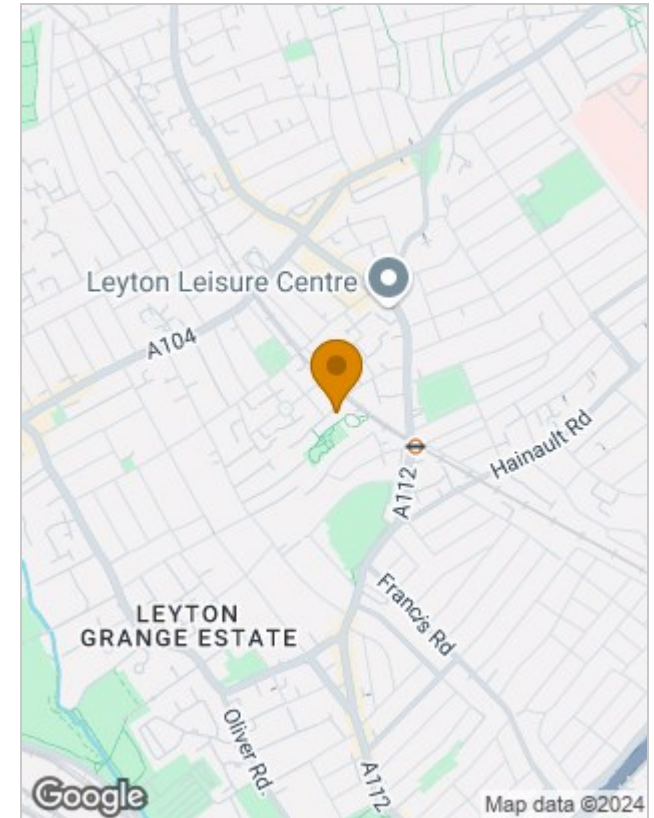




Floor Plans



Location Map



Energy Performance Graph

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