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## 135 Westdown Road, Leytonstone

A Victorian terraced family home with much potential for modernisation, extension or conversion into flats (STPP) in an excellent location a short walk from Leyton Underground Station.

**Guide Price £525,000-£550,000**

01992 87 85 80

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### Overall Description

This much-loved Victorian mid-terraced house has been in the same family since 1970 - 54 years - and sits in a very central residential location just a short walk from the centre of Leyton and the Tube stop. The house has been extended to the front to create an entrance porch and also has a hallway, open-plan sitting/dining room, kitchen and bathroom on the ground floor, while upstairs there are three double bedrooms. The property would benefit from internal modernisation and also has potential for a loft conversion, either to create a larger family home or to sub-divide the house into two flats as others have in the street (subject to the usual consents). The house has double-glazed windows, an alarm and gas central-heating. It is being sold with no chain.

### Location

This property sits in an excellent and very convenient location just a few minutes walk from the centre of Leyton with its tube station (on the Central Line to the City and West End) and all of the shops, supermarkets (including the Asda Superstore just around the corner) and other amenities in the immediate locality. The Downsell and Colegrave Primary Schools are a short walk away and secondary schools include the Chobham Academy and the George Mitchell School. The Queen Elizabeth Olympic Park is just to the west of the house which leads to Hackney Marshes, so the property is perfect for sporty families or anyone loving green open spaces within an urban environment.

### Accommodation

From the pavement a gate leads to the glazed front door into the:

#### Entrance Porch 4'3 widest x 3'9 (1.30m widest x 1.14m)

Two windows to front. Door to:

#### Hallway 13'7 x 3' (4.14m x 0.91m)

Stairs to first-floor. Wooden flooring. Doors into the sitting and dining rooms.

#### Sitting/Dining Room 24'6 x 11'3 (7.47m x 3.43m)

Originally two rooms but now open-plan. Window to front. Wooden flooring. TV aerial point. Telephone point. Glazed door to the rear. Two radiators.

#### Kitchen 13'9 x 9'7 (4.19m x 2.92m)

Window to side. Range of kitchen units with roll-top worksurfaces and stainless steel sink with tiled splash-back. Eye-level Bosch oven. Second Bosch electric oven with gas hob and stainless-steel extractor above. Space for fridge/freezer. Space and plumbing for dishwasher. Cupboard housing gas central-heating boiler. Tiled floor. Spotlights. Under-stairs cupboard housing the electrics.

#### Rear Hall 9'7 x 4'7 (2.92m x 1.40m)

Glazed door to the side passage. Work-top with space and plumbing for washing-machine beneath. Tiled floor. Storage cupboard.

#### Shower Room 7'9 x 5' (2.36m x 1.52m)

Frosted window to rear. Fitted shower with curtain-rail, tiled walls and tiled floor. Low-level WC. Wash-hand basin. Radiator.

#### First Floor 10'11 x 4'11 (3.33m x 1.50m)

From the entrance hall, stairs lead up to the half-landing and landing. Storage cupboard.

#### Bedroom One 14'3 x 11'2 (4.34m x 3.40m)

Two windows to front. Telephone point. Radiator.

#### Bedroom Two 13'11 x 9'7 (4.24m x 2.92m)

Window to rear. Radiator.

#### Bedroom Three 10'10 x 8'11 (3.30m x 2.72m)

Window to rear. Telephone point. Radiator.

### Outside

The property has a small paved front garden behind a low wall. The back-garden is also paved with a garden tap, outdoor sink, wall and fence boundaries and a BRICK OUTBUILDING with door and window to the front.

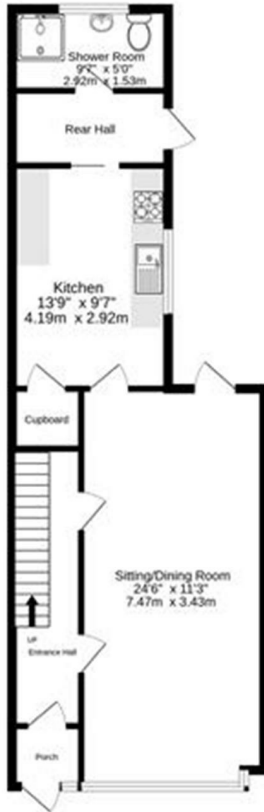
### Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Alarm fitted. TV aerial. Telephone connected. Council Tax Band C.

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Ground Floor  
603 sq ft (56.0 sq.m.) approx.



1st Floor  
455 sq ft (42.3 sq.m.) approx.




TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>60</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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