



SIGNATURE
PROPERTY PARTNERS

Larch Road

Guide Price £550,000 - £575,000

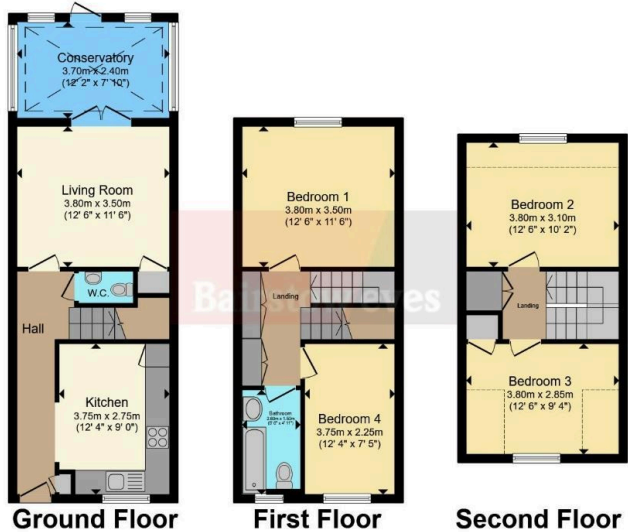
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- Four bedroom Townhouse
- Popular Leyton location
- Local amenities and shops nearby
- Sold chain free
- Arranged over three floors
- Close to Leyton underground station
- Good Schools in Willowbrook Primary and Riverley Primary
- Jubilee Park and Coronation Gardens close by



This charming four-bedroom townhouse in Leyton, offered at £550,000 to £575,000, is an ideal family home arranged over three floors. The ground floor features a spacious lounge/diner, a separate well-equipped kitchen, conservatory, and a convenient W/C, leading to a private garden perfect for outdoor activities. The first floor offers two generously sized bedrooms and a family bathroom, while the second floor provides two additional bedrooms, offering ample space for a growing family. Situated within a short walk to Leyton High Road, close to local amenities, including boutique cafes, cozy bars, and independent shops that give the area its unique character. For nature lovers, the nearby local wetlands provide a perfect escape, offering scenic walking trails and a great environment for family outings. Families will appreciate the proximity to excellent Ofsted-rated schools, such as Willow Brook Primary School and Riverley Primary School. Quote reference number DM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	