





Matlock Road, Leyton
£650,000 - £700,000

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Charming 3-bedroom Victorian home in the sought-after Upper Leytonstone area. This brick-fronted property offers immense potential for the right buyer, with some minor updating needed to restore it to its full glory as a welcoming family home. The ground floor features two separate reception rooms, a spacious kitchen, a conservatory, and a convenient downstairs WC. The large garden, perfect for family gatherings, is laid to lawn.

Upstairs, you'll find two generously sized double bedrooms, a cozy single bedroom, and a family bathroom. The property's location is ideal, with excellent schools such as Barclays Primary nearby, and convenient transport links including Leyton Midland Overground and Leytonstone Underground (Central Line) within walking distance. There are also frequent bus services to Walthamstow, Stratford, and beyond.

The local area boasts a variety of amenities including a hospital, doctors' offices, boutique cafés, and restaurants. Plus, enjoy the nearby green spaces of Hollow Ponds Boating Lake and Epping Forest, perfect for relaxing or outdoor adventures.

This is a fantastic opportunity to create your dream home in a family-friendly neighborhood. Don't miss out—call David today to arrange a viewing! DM008

- Three Bedroom Victorian House
- Close to Transport links of Leytonstone Station
- Located in the Popular Area of Leytonstone
- Sold Chain Free
- Excellent Local Schools Nearby
- Nearby the Beautiful Open Spaces of Hollow Ponds




Floor Area: 1138 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

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	65	78
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total floor area 105.6 m² (1,136 sq.ft.) approx