



*** PERIOD PROPERTY ***

*** TWO BEDROOMS PLUS LOFT ROOM * GOOD SIZED REAR GARDEN ***

*** BEAUTIFUL FITTED KITCHEN DINER ***

SEPARATE RECEPTION ROOM TO FRONT *

*** SUPERBLY PRESENTED THROUGHOUT ***

*** CLOSE TO LOCAL SCHOOLS * POPULAR LOCATION ***



**57 Leyton Cross Road
Wilmington, DA2 7AN**

**Guide Price £390,000-
£410,000**

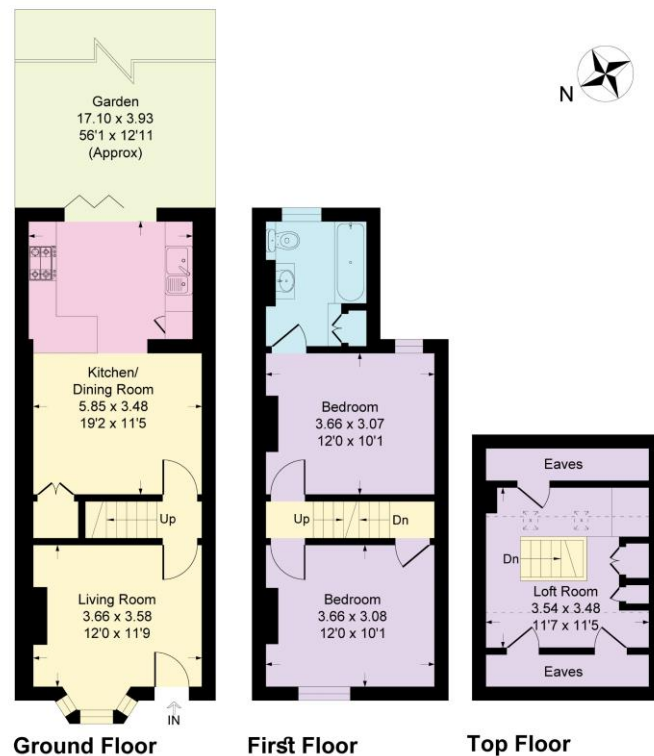
Village Estates are delighted to present this charming period cottage, perfectly located within easy reach of local schools, shops, and amenities. This delightful home boasts two/three bedrooms plus a stunning fitted kitchen/diner, making it ideal for first time buyers, families or those looking for extra space. Internal viewing comes highly recommended....



EPC RATING C
COUNCIL TAX BAND C

Leyton Cross Road, DA2

Approximate Gross Internal Area = 82.9 sq m / 893 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111

Monday to Friday 9am-6pm, Saturday 9am-5pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.