



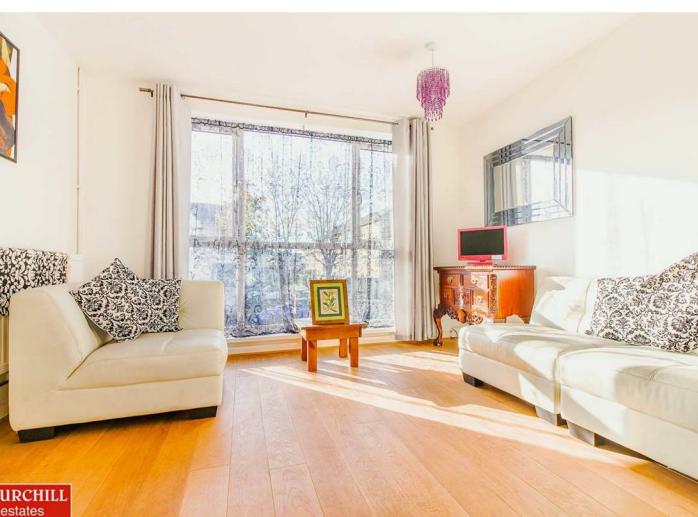
Queens Road, Leytonstone, E11 1BB
Offers In Excess Of £525,000

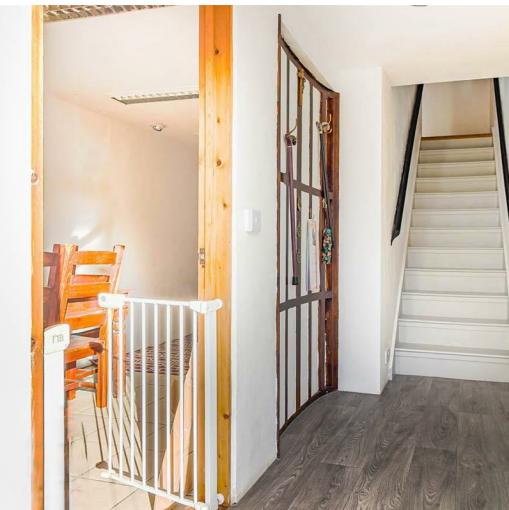
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			63
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.





Spanning across three floors offering in excess of 947sqft of well proportioned living space throughout, the ground floor compromises a generous fitted kitchen, dedicated dining area and fully tiled wet room.

The first floor comprises a sizeable lounge with floor to ceiling windows, flooding the room with an abundance of natural light and a guest bedroom currently being utilized as a home office. The third floor occupies two large double bedrooms and a generous three piece family bathroom.

Further benefits include a large front drive with space enough for two cars, a private and secluded rear garden, gas central heating and double glazing throughout.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.