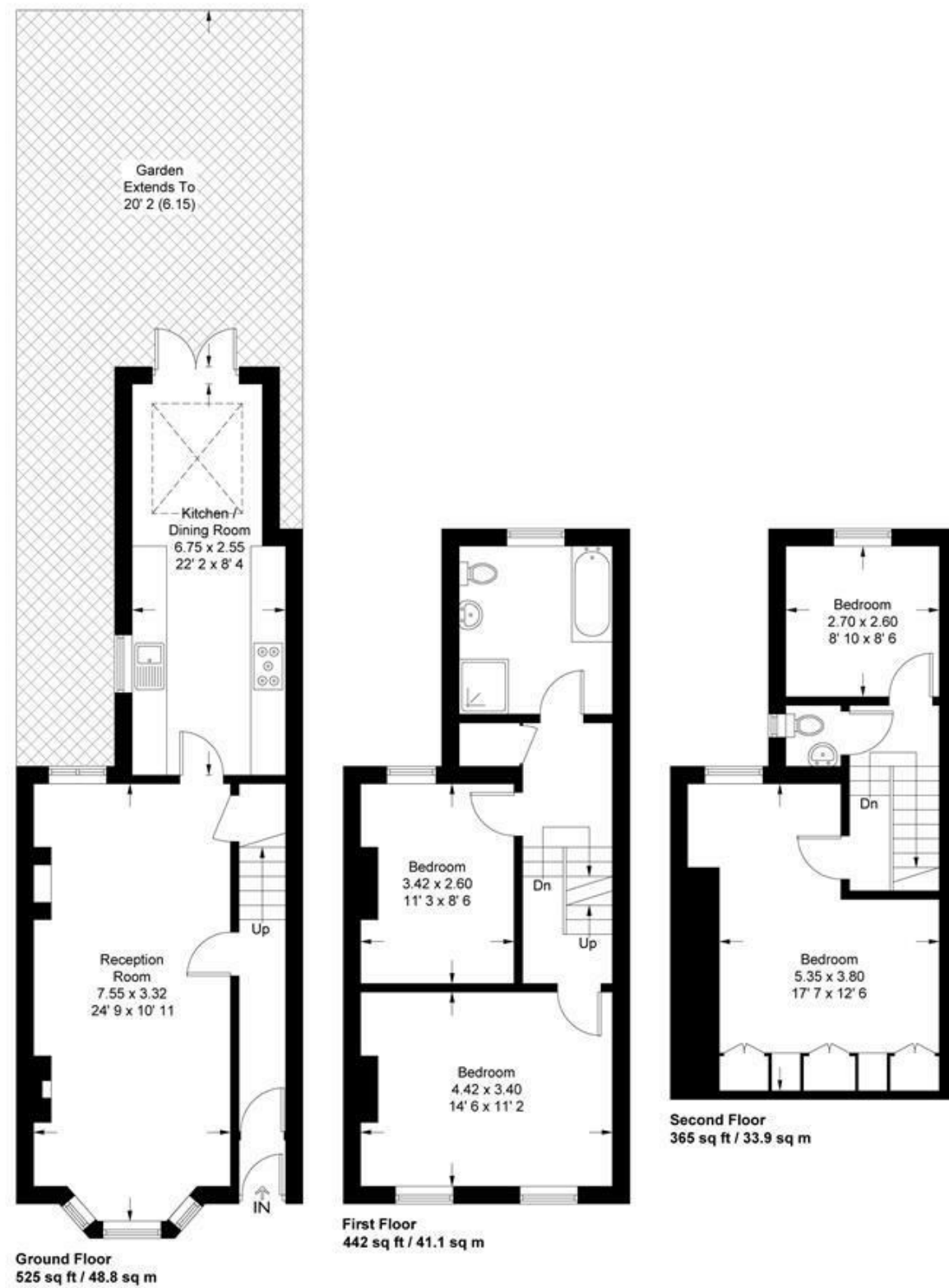


## Selby Road

Approximate Gross Internal Area = 1332 sq ft / 123.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Selby Road, Leytonstone

Offers In Excess Of £750,000 Freehold

- Period terraced home
- Generous family bathroom with separate W.C
- Modern kitchen/diner
- Close to a number of transport links
- Four bedrooms
- Large, double reception room
- Low maintenance rear garden
- Within a short walk of parks and open green space

# Selby Road, Leytonstone

Petty Son & Prestwich are proud to offer for sale this four bedroom Victorian terraced home close to a range of outstanding transport links.



Council Tax Band: C



Located on Selby Road, transport is not a problem from such a central location; surrounded by stations the home is 0.6 miles on foot from London Overground Services (Leytonstone High Road) and 0.8 Miles from the Elizabeth Line and Central Line (Maryland Station and Leyton Station). Westfield shopping centre is a short walk away, along with the fantastic facilities and beautifully landscaped open spaces of the Olympic Park, in addition to the nearby Langthorne Park and Wanstead Flats Conservation area, with its open heathland, forest and lakes providing a welcome green space.

**Bedroom**  
8/10 x 8'6

Starting with an attractive bare brick façade and decorative mouldings across the doorway and windows, the home leads from an entrance hall into an extremely spacious reception spanning and impressive 24' 9 in depth. The dual reception room, with handy under stairs storage, can be utilised as the new owner pleases thanks to the rear addition to the kitchen adding on a separate dining/seating area. The kitchen/diner with shaker style kitchen, roof lantern and double doors open to the decked rear garden is a wonderful space to entertain throughout the year, with plenty of storage to keep the area looking neat and tidy. Moving to the first floor there are two double bedrooms and a generous family bathroom with separate bath to shower, with a further double and single bedroom on the second floor, serviced by a handy W.C. The rear garden is exceptionally low maintenance having been laid mostly to deck with paved side return offering a handy storage area.

EPC Rating: E49  
Council Tax Band: C

**Reception Room**  
24'9 x 10'11

**Kitchen / Dining Room**  
22'2 x 8'4

**Bedroom**  
14'6 x 11'2

**Bedroom**  
11'3 x 8'6

**Bedroom**  
17'7 x 12'6