



Kingsdown Road, Leytonstone

£700,000 Freehold

- Period home
- Modern kitchen
- Through lounge
- 0.7 Miles from Leytonstone High Road Station
- Three bedrooms
- Well presented throughout
- 0.3 Miles from Jenny Hammond School
- Potential to extend further (STPC)

SOLD BY PETTY SON & PRESTWICH This beautifully presented three bedroom mid-terraced Victorian property offers the perfect blend of period charm and modern living.

Upon entering, you are greeted by a spacious entrance hall that leads into a generous through lounge, ideal for both relaxation and dining. The room boasts original features such as a stunning fireplace, original flooring, and sash windows at the front, adding to the home's character and charm. The extended, modern kitchen is a standout feature, fully equipped with integrated appliances, offering a stylish space for cooking and entertaining. Upstairs, you'll find three well-proportioned bedrooms, providing ample space for a growing family or those seeking a guest room or home office. The family bathroom is tastefully designed, with a fully fitted suite, tiled flooring, and contrasting crisp white wall tiles, creating a fresh and inviting atmosphere. Step outside to discover a good-sized, low-maintenance garden, perfect for outdoor dining, relaxation, or simply enjoying the sunshine without the upkeep of a larger space.

Conveniently located just 0.7 miles from Leytonstone High Road Station, this property offers excellent transport links, making commuting and access to local amenities a breeze. This charming property is located just 0.3 miles away from Jenny Hammond School, making it a perfect choice for families with school-aged children. Its convenient proximity to the school adds great value, ensuring an easy commute for the little ones. Additionally, there is potential to expand the home with a loft extension, offering the opportunity to create more living space, whether for a master suite, office, or additional bedrooms (subject to planning).

Situated in a desirable location, this Victorian home offers a perfect balance of classic elegance, contemporary convenience, and an easy-to-maintain garden.

EPC Rating: D66
Council Tax Band: C

Reception/Dining Room
24'6" x 10'7"

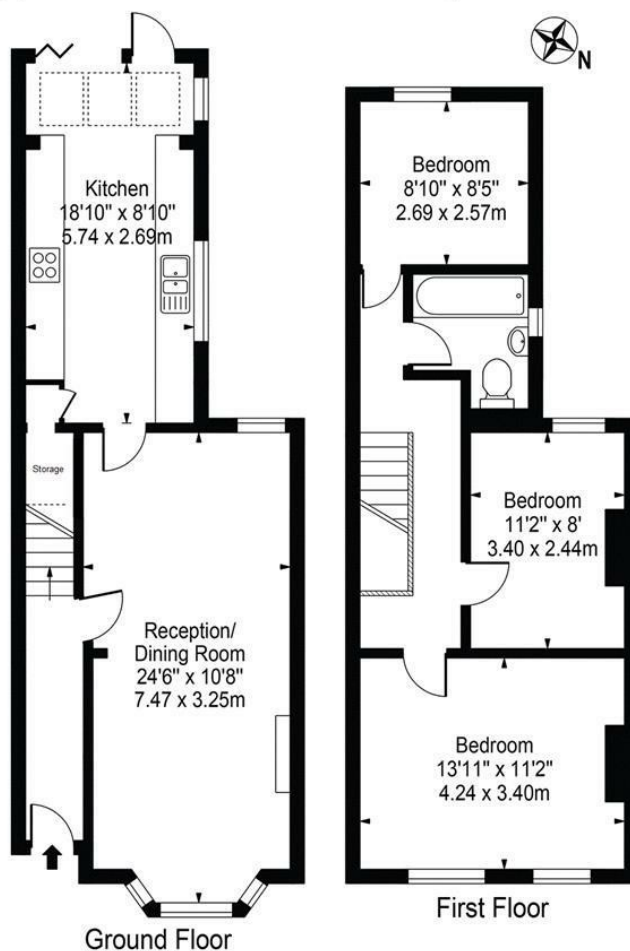
Kitchen
18'9" x 8'9"

Bedroom
13'10" x 11'1"

Bedroom
8'9" x 8'5"

Bedroom
11'1" x 8'0"

Approx. Gross Internal Area 950 Sq Ft - 88.26 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.