



Carnarvon Road, Leyton

Offers In Excess Of £730,000 Freehold

- Attractive period home
- Double reception room
- Ground floor W.C
- Planning permission granted for loft conversion
- 0.5 Miles or less to a range of fantastic schools
- Three double bedrooms
- Modern kitchen/breakfast room
- Landscaped garden with rear access
- Close to Walthamstow Village & Walthamstow Central
- 0.5 Miles to Wood Street Station

SOLD BY PETTY SON & PRESTWICH Close to number of fantastic schools, Walthamstow Village and Walthamstow Central, Petty Son & Prestwich are delighted to offer for sale this delightful three double bedroom Victorian home with planning granted for a loft conversion.

Located on a pretty tree lined Street in Leyton, this attractive period home is close to a fantastic schooling, with five schools within half a mile, ranging from primary to Sixth Form all rated 'good' or 'outstanding' by Ofsted. Walthamstow Village is right around the corner, allowing you to grab a lazy brunch on the weekend from 'Eat 17' or catch up over dinner and drinks at any one of the independent restaurants and bars that populate the roads within the conservation area. shops and bus links are also available from Walthamstow Central (which holds the record for hosting Europe's longest outdoor street market) and Lea Bridge Road, with excellent transport links into the city available from Wood Street Station (0.5 Miles) and Leyton Midland Road (0.7 Miles).

With a fabulous exposed brick exterior complement by a matching London Stock Brick wall, mosaic pathway, and upgraded double glazed sash windows, this home provides a striking first impression. A double reception room to the front provides plenty of room for a double sitting area or combined sitting/dining or playroom space. The modern kitchen to the rear has plenty of worksurface and storage space with room enough for a small breakfast table allowing for informal dining. A convenient W.C is also accessible from the ground floor.

The first floor provides three double bedrooms, the principal of which is a fantastically proportioned space with large bay window, and a modern family bathroom. The loft provides storage and, with planning already granted for a loft conversion, the possibility to add further accommodation if required (Ref: 242964). The rear garden has been beautifully landscaped, with a patio leading to a central lawn edged with raised bed and side path and handy storage shed. There is a door from the rear of the garden leading to a private access road, allowing for the easy removal of garden waste or storage of bikes.

EPC Rating: D57

Council Tax Band: D

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Living/Dining Room

23'9" x 11'3"

Kitchen

16'2" x 9'4"

Bedroom

14'9" x 12'4"

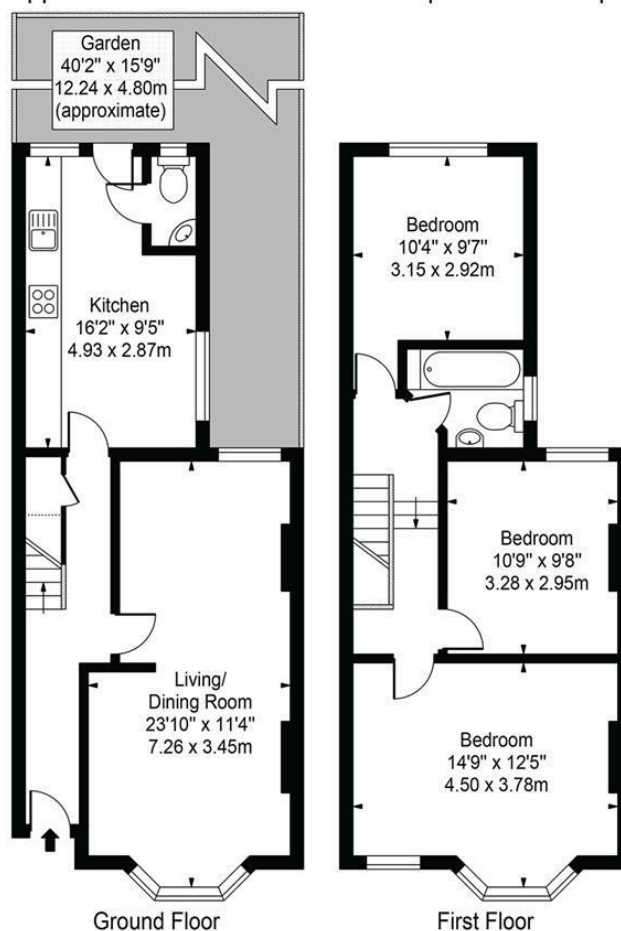
Bedroom

10'9" x 9'8"

Bedroom

10'4" x 9'6"

Carnarvon Road
Approx. Gross Internal Area 984 Sq Ft - 91.41 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.