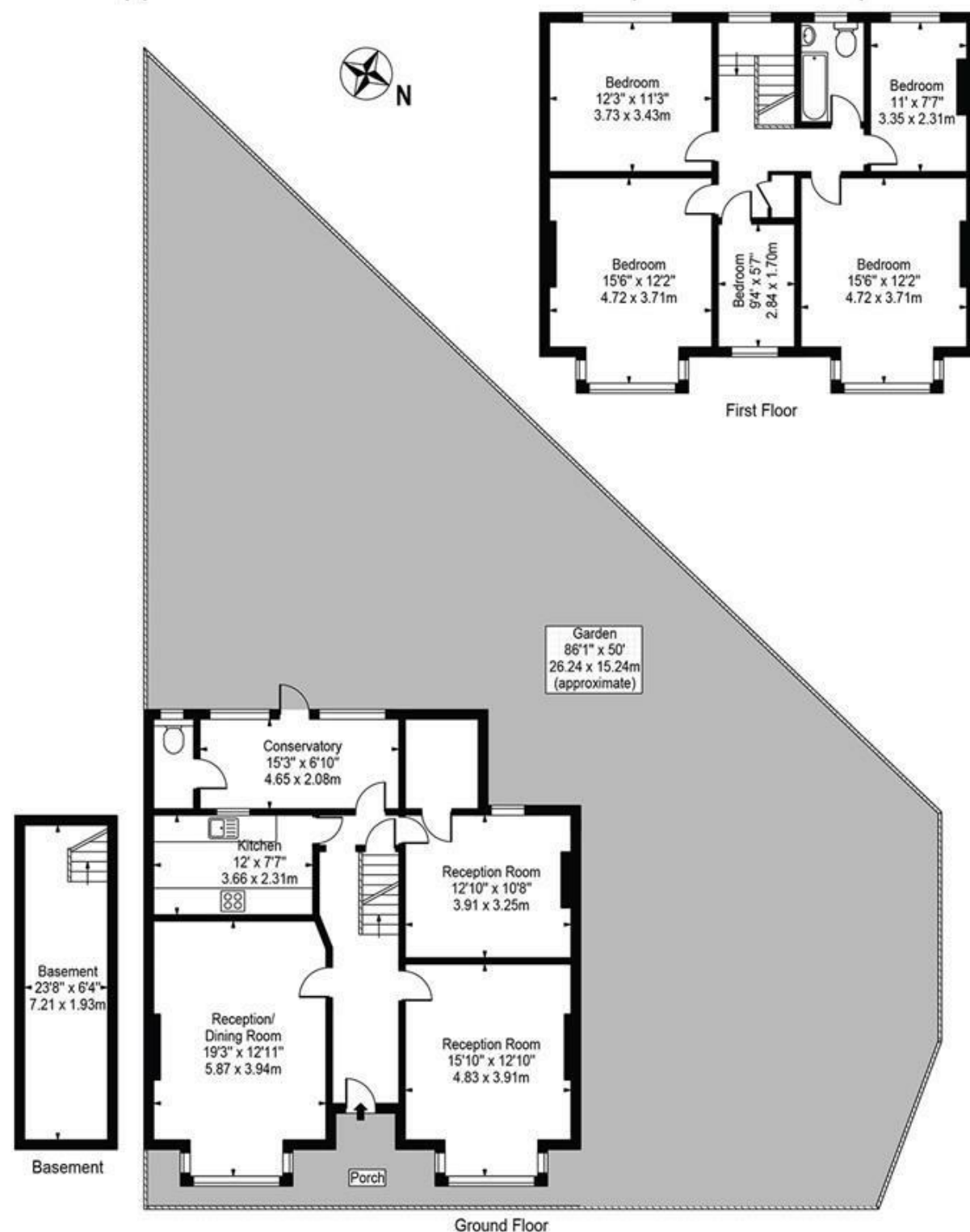
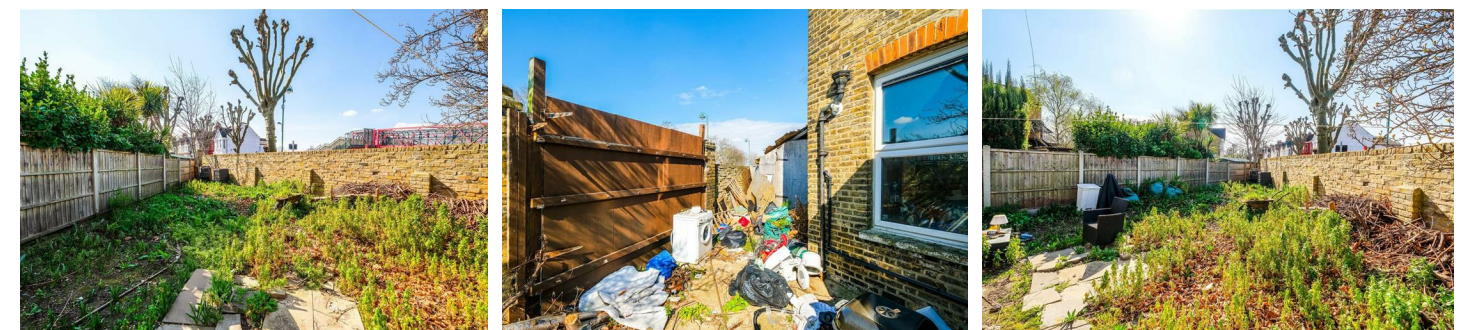


Approx. Gross Internal Area 1929 Sq Ft - 179.21 Sq M



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.



Vernon Road, Leytonstone

Price Guide £1,000,000 Freehold

- Double fronted period home
- three receptions
- South/Westerly garden
- Drop curb with side gate for parking
- 0.1 Miles to Leytonstone Central Line Station & High Street
- Five bedrooms
- Requiring modernisation
- Cellar
- Approximately 1,929 square feet of accommodation



# Vernon Road, Leytonstone

An imposing double fronted period home set on a corner plot, moments from Leytonstone High Road and Station, Petty Son & Prestwich are delighted to offer for sale this five bedroom, three reception home with South/Westerly garden.

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Council Tax Band: E

Positioned on a rarely available corner plot, this five bedroom, double fronted period home is the perfect opportunity to create a dream home, just 0.1 miles from Leytonstone Central Line Station and High Street. The house requires some updating but offers 1,929 square feet of accommodation with room to further extend (STPC). Boasting exposed brock façade, central covered porch and decorative detailing around the windows and facia boards, the home has a great deal of curb appeal. The solid brick boundary wall extends around the perimeter of the home and incorporates a large gate with drop curb outside allowing for a vehicle to be parked to the side of the home.

The ground floor offers three well-proportioned reception rooms, the largest of which spans 19’3 in depth, with the two largest receptions enjoying the bay windows. The kitchen, along with conservatory, store room and ground floor W.C lie to the rear of the home and present an opportunity to remodel and/or extend to create a fabulous family kitchen/diner (STPC). There is also handy access to a cellar from the ground floor. The first floor provides five bedrooms and a family bathroom.

Externally, the garden boasts a desirable South/Westerly aspect, ensuring you can bask in the sun all day long, right up until sunset. With no properties bordering the garden to the west, you can fully enjoy the garden’s sun-drenched potential, making it the perfect spot for outdoor relaxation and entertaining. A lean-to currently occupies a spot to the side of the home, providing potential to replace it with a garage or side extension (STPC).

EPC Rating: E50  
Council Tax Band: E

**Reception Room**  
15'10" x 12'9"

**Reception/Dining Room**  
19'3" x 12'11"

**Reception Room**  
12'9" x 10'7"

**Kitchen**  
12'0" x 7'6"

**Conservatory**  
15'3" x 6'9"

**Cellar**  
23'7" x 6'3"

**Bedroom**  
15'5" x 12'2"

**Bedroom**  
15'5" x 12'2"

**Bedroom**  
12'2" x 11'3"

**Bedroom**  
10'11" x 7'6"

**Bedroom**  
9'3" x 5'6"