



## Capworth Street, Leyton, E10 7HE Offers In Excess Of £525,000



\*\* TERRACED HOUSE WITH GREAT POTENTIAL IN A PROMINENT LOCATION BY LEYTON & WALTHAMSTOW \*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes are delighted to offer this large three-bedroom terraced house to the sales market, ideally situated between Leyton and Walthamstow, with a number of local amenities and excellent transport links. The property boasts over 1250 sq ft of accommodation, is coming to the market for the first time in over 50 years and is the perfect project home with lots of scope for development. A period house on a lovely tree-lined street in Leyton, the property is ideal for buyers looking for a traditional terraced house in a superb location to put their stamp on.

Accommodation comprises; Ground Floor - front garden, entrance hallway, spacious through lounge reception room, dining room, kitchen, and access to a good size rear garden with side return. The first floor comprises three double bedrooms, bathroom with separate w/c, and access to a sizable loft that has the potential to be converted to a fourth bedroom with en suite bathroom (STPP). Furthermore, there is potential to extend to the rear and into the side return of the garden, creating a larger living space on the ground floor. This property is offered chain free, and is sure to attract a lot of interest so to arrange a viewing please call the OC Homes sales team now.

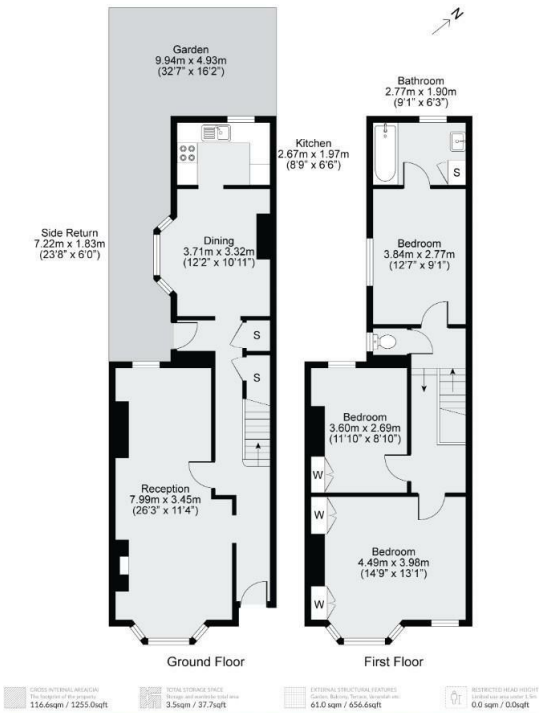
- LARGE TERRACED HOUSE OVER 1250 SQ FT
- HUGE DEVELOPMENT POTENTIAL
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL PROJECT HOME
- CHAIN FREE

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.







Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.