



## Wiseman Road, Leyton, E10 7BU

### Offers In Excess Of £475,000



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

\* VIRTUAL TOUR ONLINE \*

OC Homes are delighted to offer this three-bedroom end of terrace house on Wiseman Road to the sales market, ideally situated between Leyton and Walthamstow, with a number of local amenities and excellent transport links. The property is the perfect project home with lots of scope for modernisation. A good size house on a lovely tree-lined street in Leyton, the property is ideal for buyers looking for a starter home in a superb location to put their stamp on.

Accommodation comprises; Ground Floor - front garden, entrance hallway, spacious reception room, kitchen/diner, and access to a low maintenance rear garden. The first floor comprises three bedrooms, three piece bathroom suite, and access to a sizeable loft that has the potential to be converted to a fourth bedroom with en suite bathroom (STPP). 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.

- END OF TERRACE HOUSE
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME
- POTENTIAL FOR LOFT CONVERSION
- 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.

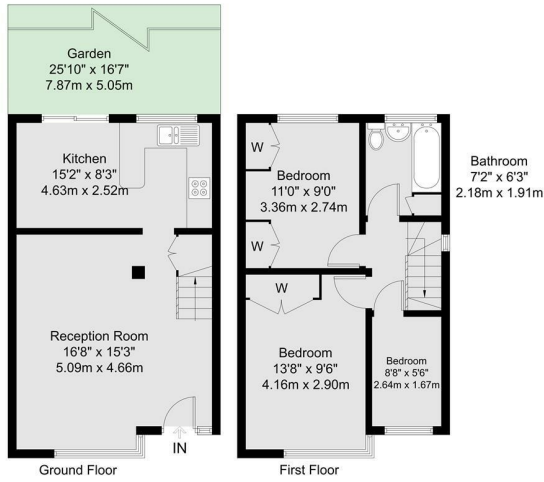






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GROSS INTERNAL AREA  
70.0 sq m / 753 sq ft



GROSS INTERNAL AREA (GIA)  
70.0 sq m / 753 sq ft

TOTAL STORAGE SPACE  
STORED IN ICE BOXES/FRIDGE AREA  
2.1 sq m / 22 sq ft

EXTERNAL STRUCTURAL FEATURES  
SLOPED ROOFING, TERRACE, WOODEN BALCONY  
39.6 sq m / 426 sq ft

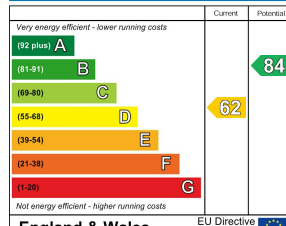
RESTRICTED HEAD HEIGHT  
LIMITED BY NEW ORDER 1.91m  
0.0 sq m / 0.0 sq ft

Maison  
VUE

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.



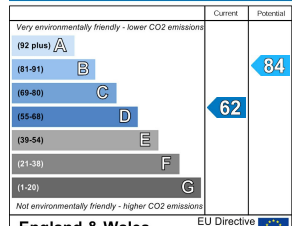
Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

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.



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