



## Westdown Road, Leyton, E15 2BZ Offers In Excess Of £525,000

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**\*\* IDEAL RENOVATION PROJECT CLOSE TO LEYTON STATION \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes is delighted to present to the sales market, this three-bedroom terraced house on a lovely tree-lined street off High Road Leyton, E15. The property requires modernisation and boasts lots of scope for development to turn into a lovely family home, moments from the tube, in a sought-after location.

Accommodation comprises; Ground Floor - front garden, entrance hallway, reception room, dining room, kitchen, and access to a low maintenance rear garden.

The first floor comprises three bedrooms, a three-piece bathroom suite, and access to a sizeable loft that can be converted to a fourth bedroom with an en suite bathroom (STPP). This property is offered chain-free and is sure to attract a lot of interest.

- CLOSE TO LEYTON TUBE STATION
- LOTS OF LOCAL AMENITIES
- SUPERB DEVELOPMENT POTENTIAL
- IDEAL PROJECT HOME
- CHAIN FREE
- EXCELLENT TRANSPORT LINKS

### Viewing

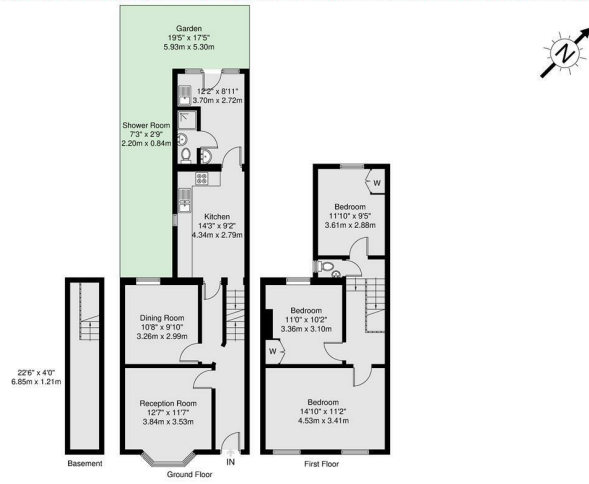
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Westdown Road, E15

GROSS INTERNAL AREA  
112.0 sq m / 1205 sq ft



GROSS INTERNAL AREA (GIA)  
112.0 sq m / 1205 sq ft

TOTAL STORAGE SPACE  
1.0 sq m / 11 sq ft

EXTERNAL STRUCTURAL FEATURES  
49.9 sq m / 537 sq ft

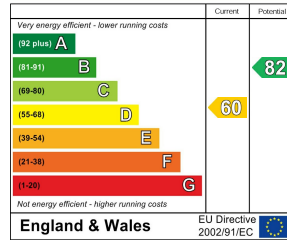
RESTRICTED HEAD HEIGHT  
0.0sq m / 0.0 sq ft

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.

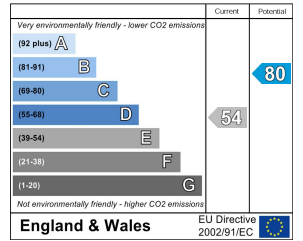
Maison VUE



Energy Efficiency Rating



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



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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