



Manorhall Gardens, Leyton, E10 7AT Offers In Excess Of £450,000

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****THREE BEDROOM HOUSE WITH GREAT POTENTIAL FOR MODERNISATION****

*** GUIDE PRICE £465,000 to £480,000 ***

OC Homes is delighted to offer this three-bedroom terraced house to the sales market, ideally situated between Leyton and Walthamstow, with several local amenities and excellent transport links. The property is the perfect project home with lots of scope for development. A lovely family home for over 50 years, the property is located in a sought after part of Leyton, and is ideal for buyers looking for a blank canvas in a superb location to put their stamp on.

Accommodation comprises; Ground Floor - entrance hallway, ground floor w/c, spacious reception room, kitchen, and a good size rear garden. The first floor comprises two double bedrooms (one with stud wall partition in place which can be removed), a single bedroom, and three piece bathroom suite. This property is sure to attract a lot of interest so to arrange a viewing please call the OC Homes sales team now.

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.

- FREEHOLD HOUSE
- EXCELLENT LOCATION
- SUPERB TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL RENOVATION PROJECT
- FAMILY HOME WITH GREAT POTENTIAL





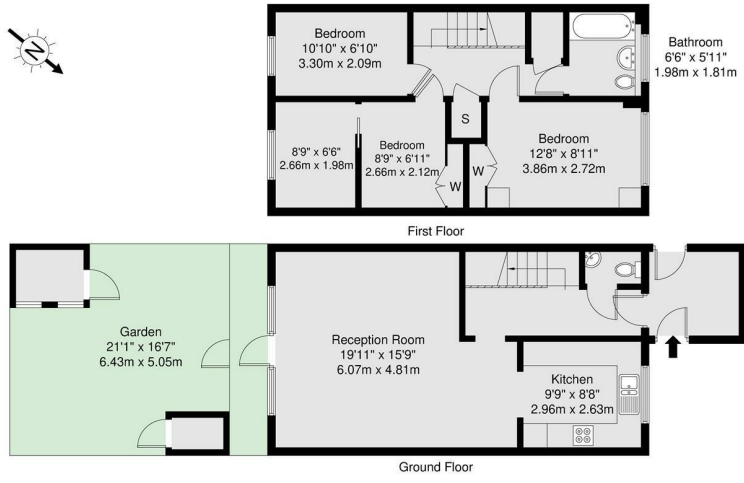
Manorhall Gardens, Leyton, E10

GROSS INTERNAL AREA
94.7 sq m / 1019 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			65
(81-91) B			
(69-80) C			
(55-68) D		38	
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROSS INTERNAL AREA (GIA)
94.7 sq m / 1019 sq ft

TOTAL STORAGE SPACE
(includes all built-in cupboards etc.)
3.7 sq m / 40sq ft

EXTERNAL STRUCTURAL FEATURES
(includes all built-in porches etc.)
34.2 sq m / 368 sq ft

RESTRICTED HEAD HEIGHT
(includes all built-in porches etc.)
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 advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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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