



Goldsmith Road, Leyton, E10 5HA Offers In Excess Of £650,000



**** LOVELY THREE-BEDROOM END OF TERRACE FAMILY HOME IN LEYTON ****

*** VIRTUAL TOUR ONLINE ***

OC Homes is delighted to offer this three-bedroom end of terrace house to the sales market, ideally situated in Leyton, with several local amenities and excellent transport links. The property is a lovely period house on a tree-lined street in Leyton ready move into, with the scope to add value and develop further. The property is ideal for buyers looking for a traditional terraced house in a superb location close to lots of local amenities.

Accommodation comprises; Ground Floor - entrance hallway, reception room, dining room, modern kitchen, three piece bathroom and a low maintenance rear garden with outhouse and shed. The first floor comprises three bedrooms and access to loft space with scope for conversion to another bedroom and bathroom (STPP). 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.

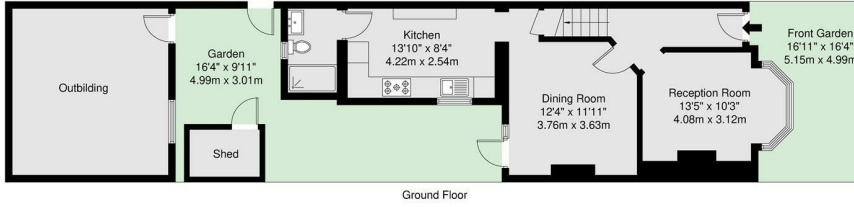
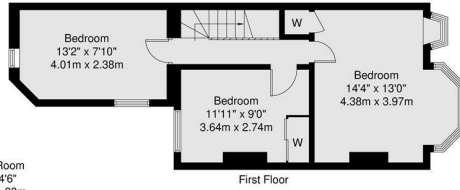
- THREE BEDROOM FAMILY HOME
- END OF TERRACE
- WELL PRESENTED THROUGHOUT
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- SCOPE FOR FURTHER DEVELOPMENT





Goldsmith Road, E10

GROSS INTERNAL AREA
92.6 sq m / 997 sq ft



GROSS INTERNAL AREA (GIA)
The largest of the available
92.6 sq m / 997 sq ft

TOTAL STORAGE SPACE
Including wardrobes, built-in cupboards
1.3 sq m / 14 sq ft

EXTERNAL STRUCTURAL FEATURES
Including: Balcony, Porch, etc.
40.7 sq m / 438 sq ft

RESTRICTED HEAD HEIGHT
Including: Staircase, etc.
0.09 sq 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



320 High Road Leyton, Leyton, London, E10 5PW
t. 02085561212 | e. hello@ochomes.co.uk
w. oneclickhomes.co.uk