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**Amberley Road, Leyton, E10 7ER**  
**Offers In Excess Of £650,000**



Kings group are delighted to present this five bedroom house nestled on the charming Amberley Road in Leyton, this impressive terraced house offers a perfect blend of space and comfort, making it an ideal family home. With five well-proportioned bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts two modern bathrooms, ensuring convenience for busy mornings and family life.

The heart of the home is undoubtedly the spacious kitchen/diner, which provides an inviting area for family meals and entertaining guests. The large reception room further enhances the living space, offering a versatile area that can be tailored to suit your lifestyle, whether it be a cosy family gathering or a lively social event.

Situated in a location with excellent transport links, this property allows for easy access to the wider London area, making commuting a breeze. The surrounding neighbourhood is vibrant and welcoming, with local amenities and parks nearby, perfect for leisurely strolls or family outings.

This terraced house on Amberley Road is not just a property; it is a place where memories can be made and cherished for years to come. With its generous living spaces and prime location, it presents a wonderful opportunity for those seeking a comfortable and convenient family home in Leyton. The property has had the chimney stacks removed and all repointing completed.



Location

Amberley Road, located in Leyton, London, situated in a vibrant and diverse area in the northeast of London. Leyton is well-connected to central London via public transport, with Leyton Underground Station on the Central Line providing easy access to the city. The neighborhood is known for its blend of residential streets and lively commercial zones, offering a mix of local shops, cafes, and restaurants that cater to a variety of tastes. Nearby green spaces such as Leyton Jubilee Park and Hackney Marshes provide opportunities for outdoor activities, while the Queen Elizabeth Olympic Park, a short distance away, adds to the appeal with its sports facilities and cultural attractions. The area has a strong community feel, enriched by its multicultural population and proximity to amenities like schools, health services, and leisure facilities.

Council Tax & Tenure

Tenure: Freehold  
Council Tax Band: D  
Annual Council Tax Estimate: £2,174  
Floor Risk: Rivers & Seas: No Risk, Surface Water: High  
Construction: Brick Built

Porch  
5'0" x 5'5" (1.54 x 1.66)

Double glazed door to front aspect and tiled flooring.

Hallway  
3'2" x 21'10" (0.98 x 6.67)

Stairs to first floor landing, under stairs storage cupboard, single glazed door and window to front aspect, coved and textured ceiling, dado rail walls, single radiator, laminate flooring and power points.

Ground Floor Bathroom  
6'2" x 5'9" (1.90 x 1.77)

Double glazed opaque window to rear aspect, tiled

walls and flooring, single radiator, corner bath with mixer tap & shower attachment, hand wash basin with mixer pat and pedestal, low level flush w/c.

Reception One  
27'6" x 12'5" (8.40 x 3.81)

Double glazed bay window to front aspect, dado rail walls, two single radiators, carpeted flooring, power points, TV aerial and phone point.

Reception Two  
9'1" x 11'6" (2.78 x 3.51)

Double glazed window to side aspect, single radiator, Lino flooring, power points.

Kitchen  
6'9" x 9'3" (2.08 x 2.82)

Single glazed window to rear aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, freestanding cooker gas/electric, chimney style extractor with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine and power points.

Conservatory  
10'1" x 6'0"+6'11" x 15'8" (3.08 x 1.85+2.13 x 4.79)

Double glazed door and window to rear aspect, single radiator, carpeted flooring, tiled flooring, single glazed door to rear aspect.

First Floor Landing  
5'1" x 18'4" (1.55 x 5.61)

Carpeted flooring.

First Floor Bathroom  
5'1" x 6'2" (1.55 x 1.89)

Double glazed opaque window to side aspect, tiled walls and flooring, single radiator, panel enclosed bath with mixer tap & shower attachment, hand wash basin with mixer tap and pedestal, low level flush w/c.

Bedroom One  
15'8" x 10'7" (4.78 x 3.25)

Double glazed window to front aspect, picture rail

walls, single radiator, carpeted flooring, power points, TV aerial and phone point.

Bedroom Two  
10'8" x 12'0" (3.26 x 3.66)

Double glazed window to rear aspect, picture rail walls, single radiator, carpeted flooring, power points, TV aerial and phone point.

Bedroom Three  
6'2" x 9'5" (1.88 x 2.89)

Double glazed window to rear aspect, picture rail walls, single radiator, carpeted flooring, power points.

Second Floor Landing  
2'9" x 4'11" (0.85 x 1.52)

Double glazed window to rear aspect, carpeted flooring.

Bedroom Four  
10'0" x 11'8" (3.05 x 3.58)

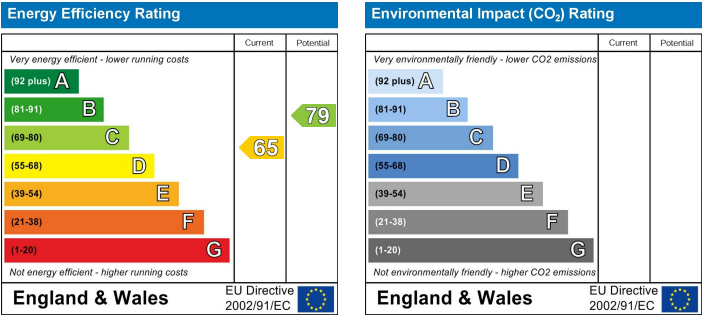
Double glazed window to rear aspect, picture rail walls, single radiator, carpeted flooring, power points.

Walk in Wardrobe  
11'8" x 9'4" (3.58 x 2.87)

Two Velux window s to front aspect, double radiator and carpeted flooring.

Garden  
50 (15.24m)

Fence panels and concrete paving, court yard to pave patio



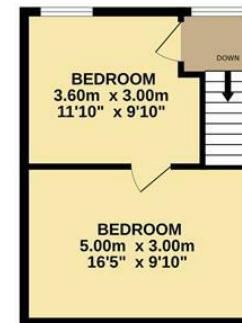












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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