

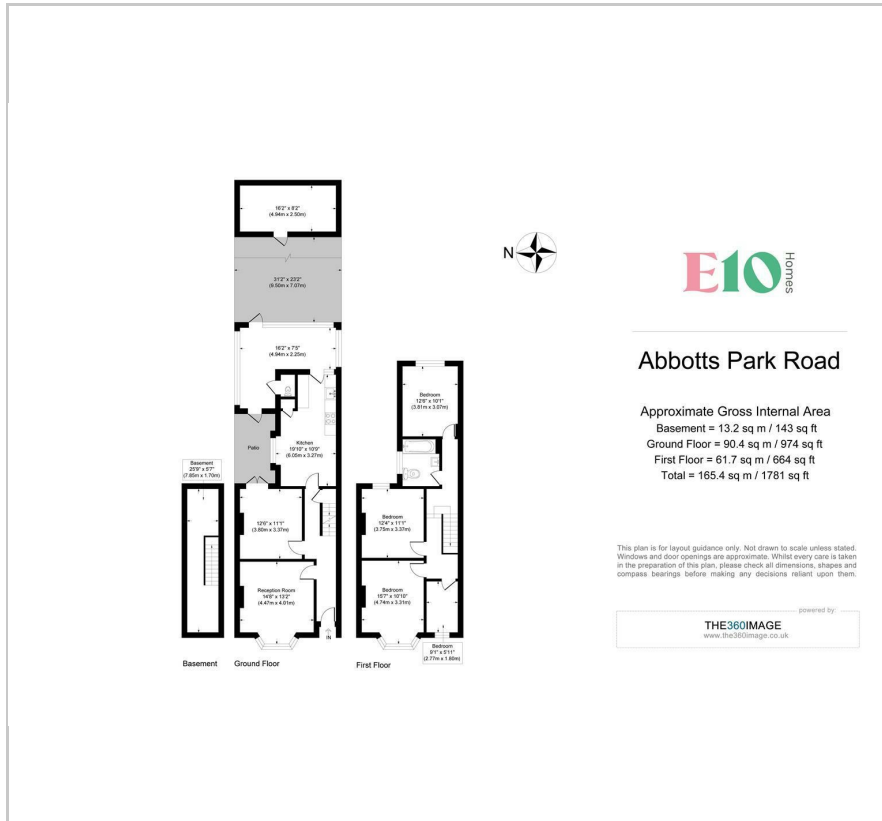
9 Abbots Park Road

, London, E10 6HT

Guide price £775,000



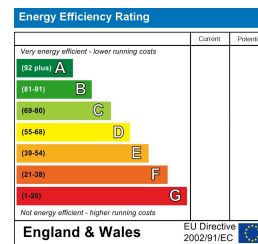
## Floor Plan



## Area Map



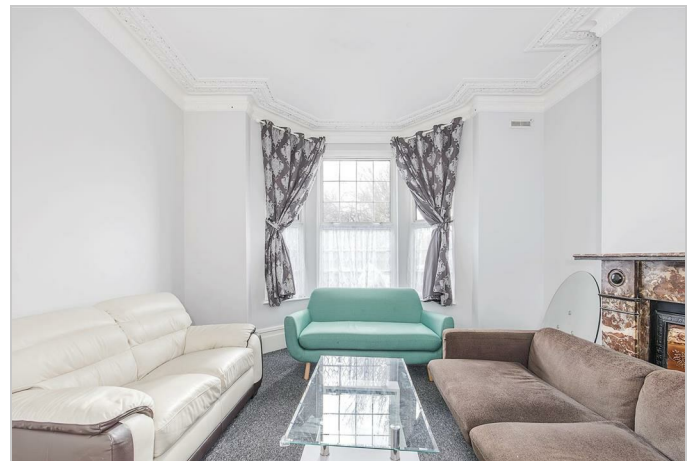
## Energy Efficiency Graph



## Viewing

Please contact our E10 Homes Office on 02081276490 if you wish to arrange a viewing appointment for this property or require further information.

- GUIDE PRICE £775,000 - ■ OPPOSITE ABBOTTS PARK £800,000
- CONSERVATORY & GARDEN ■ DEVELOPMENT POTENTIAL STUDIO (STPP)
- 3 MINS' WALK TO LEYTON MIDLAND ROAD ■ FOLLOW US ON INSTAGRAM AT E10HOMES\_LEYTON



Guide Price £775,000 - £800,000

A substantial family home of almost 1800 square feet sat right across the road from Leyton's Abbots Park, this is a fine find. Complete with cellar, conservatory and untouched loft, there's a wealth of potential here (STPP), but everything's move-in ready.

You have a wealth of social spaces, from dual reception rooms to large kitchen/diner, lightwell and conservatory. All three bedrooms are doubles, your bathroom's a smart modern affair, and there's plenty of possibilities in your loft, garden studio and cellar.

The lovable green spaces, tennis courts and playgrounds are right across the road, providing you with great views as well as an easy place to jog, stroll or picnic with the kids. Leyton Midland Road station is less than five minutes' walk, and famous Francis Road less than ten.

### YOUR NEW HOME

Step inside and the first of your twin receptions is on the left, a pristine affair in white, with natural light streaming in from that bay window, hardwearing smoky grey caret underfoot and a charming marbled mantel taking centre stage.



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