



Selby Road Leytonstone E11 3LS

Three Bedroom House With Feature Kitchen/Diner & First Floor Bathroom Offers Over £650,000 F/H



Introducing an exquisite modernised mid-terrace residence in the heart of Leytonstone. This charming property boasts a harmonious blend of contemporary comfort and timeless appeal, making it the perfect home for discerning buyers.

Upon entering, you are greeted by a meticulously designed interior, featuring not one, but two inviting reception rooms. The spacious layout offers versatile living spaces, allowing you to tailor the home to your unique lifestyle. The ground floor is adorned with a convenient W/C, adding a touch of practicality to the luxurious ambiance.

The culinary enthusiast will be delighted by the state-of-the-art kitchen/diner, boasting ample space and modern fixtures. Integrated appliances elevate the cooking experience, while the dining area provides the ideal setting for entertaining friends and family.

Ascend to the first floor, where you'll discover three well-appointed bedrooms. The first-floor family bathroom, featuring contemporary fittings and elegant design elements.

The property's attractive brick fronted facade not only enhances its curb appeal but also reflects the quality and attention to detail found within. With a perfect blend of modern amenities and classic charm, this residence is a testament to fine living in Leytonstone.

In addition to its stunning interior, the property benefits from a strategic location, offering easy access to local amenities, schools, and transport links. Selby Road is your gateway to a vibrant and connected lifestyle.



Entrance Via
partially glazed door to:

Hallway
stairs ascending to first floor - radiator - wood effect floor covering - cupboard housing consumer unit, gas meter and electric meter - cupboard housing glow worm boiler - doors to:

Lounge



double glazed three splay bay window to front elevation - radiator - power points - wood effect floor covering - opening to:

Dining Room



radiator - power points - wood effect floor covering.

W/C



ceiling mounted extractor fan - low flush w/c - vanity sink unit tiled walls - tiled floor covering.

Kitchen/Diner



three skylight windows - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven and microwave - four point hob with extractor fan over - integrated fridge/freezer - integrated washing machine - integrated dishwasher - tiled splash backs - power points - two radiators - double glazed double doors to rear garden.

Kitchen/Diner



First Floor Landing

access to loft - carpet to remain - doors to:

Bedroom One



two double glazed windows to front elevation - two radiators - power points - carpet to remain.

Bedroom Two



double glazed window to rear elevation - radiator - power points - carpet to remain.

Bathroom

Bathroom



Rear Garden

20'6" x 14'9" (6.25m x 4.51m)



artificial grass with flower and shrub borders.

Additional Information:

Council Tax London Borough of Waltham Forest Band C.

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The Property has Mains electric, Mains Gas, Mains water, mains sewerage and is heated via gas central heating.

The title register states the following:

A Conveyance of the land in this title dated 18 January 1935 made between (1) Thomas Frederick Pearson and (2) William Thomas Garey (Purchaser) contains the following provision:- "IT IS hereby agreed and declared that the Purchaser shall not be entitled for any right of light or air over any part of the Cann Hall Estate which has not been purchased by him."

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

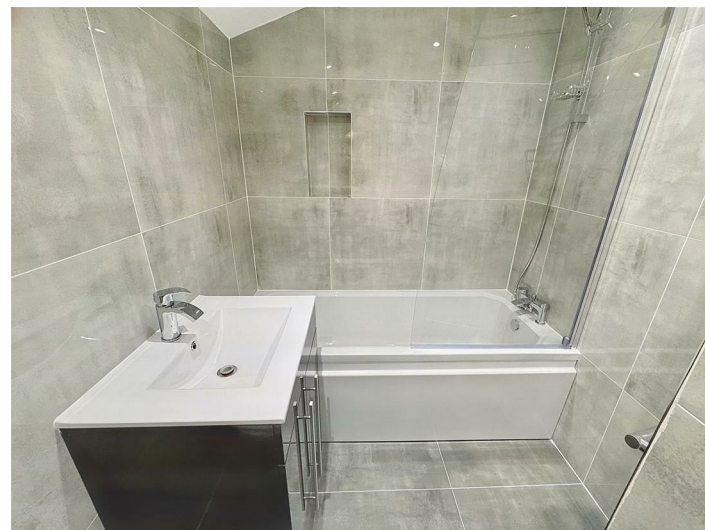
David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

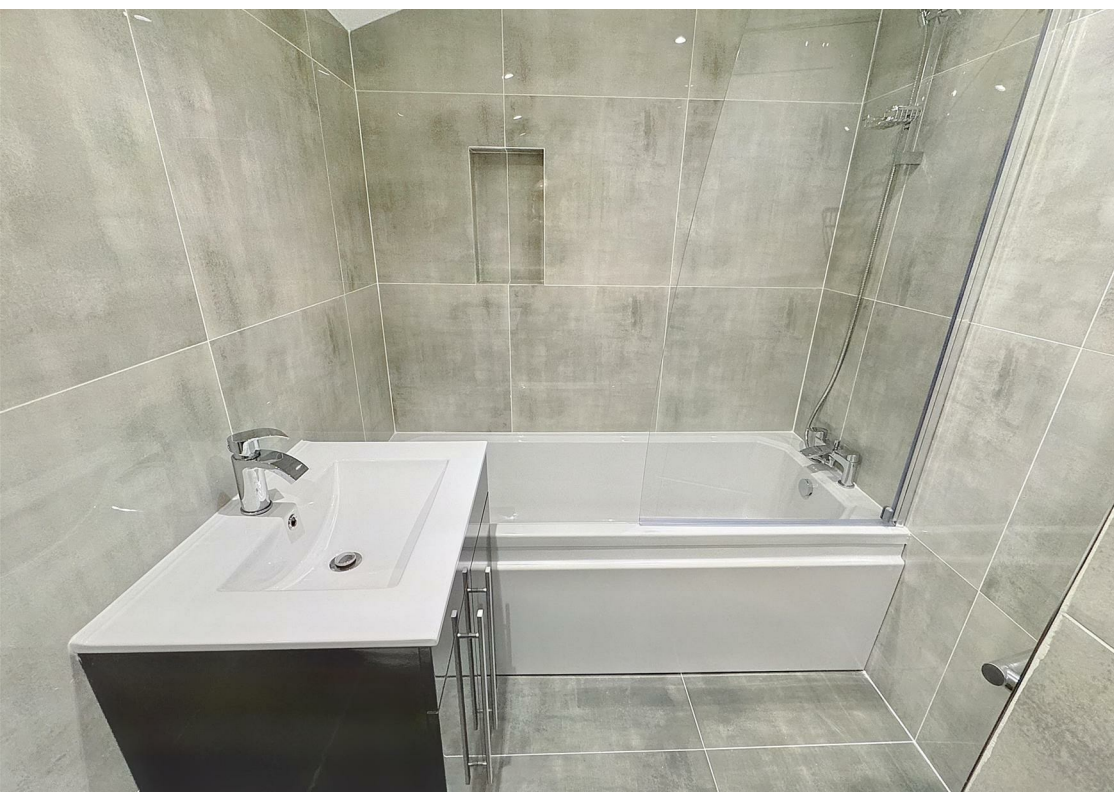


obscure double glazed window to side elevation - wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

Bedroom Three



double glazed window to rear elevation - radiator - power points - carpet to remain.



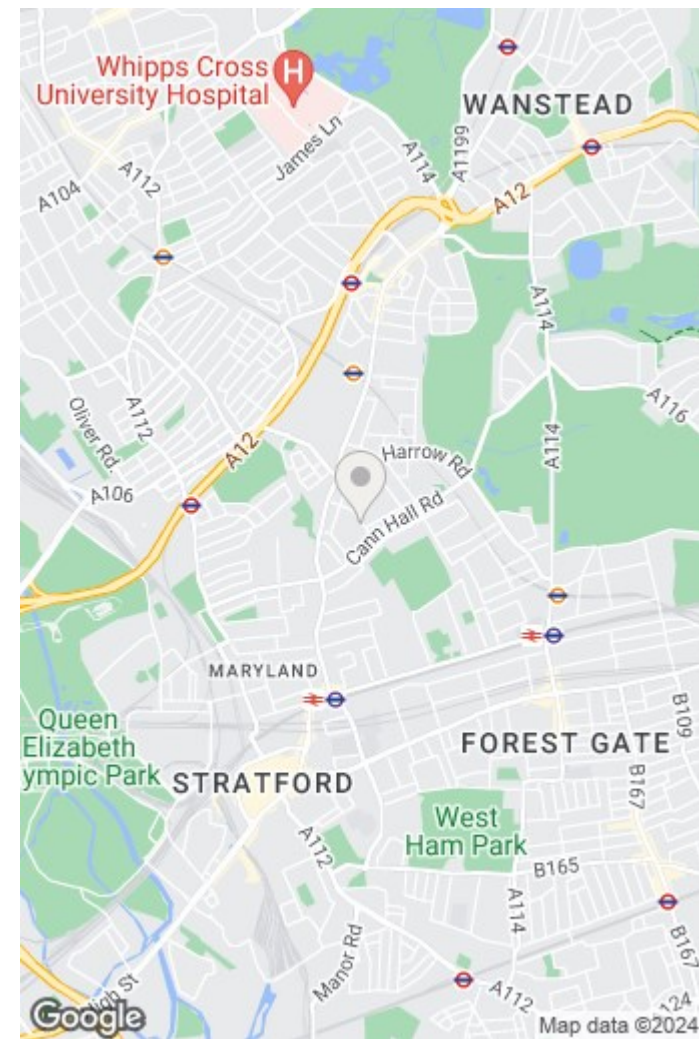
Approx Gross Internal Area
94 sq m / 1014 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft

First Floor
Approx 40 sq m / 426 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
		60	84
		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			
		EU Directive 2002/91/EC	

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



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