



## Grange Park Road, Leyton, London, E10

£825,000

Freehold

**FOR SALE**

 1  1  3

- 3 bedroom Victorian terraced house
- Gas central heating
- First floor bathroom
- Leyton Midland Overground Road Station: 0.4 mile
- Leyton Tube Station: 0.7 mile
- Council tax band: C & EPC rating: D (67)
- Rear garden: 105ft
- On street resident permit parking
- Chain-free
- Internal: 945 sq ft (88 sq m)

This captivating three-bedroom Victorian terraced house is a special find. Beyond the original front door lies a bright and inviting hallway with stairs leading directly to the upper floor. To your left, you'll find the impressive through living/dining room, adorned with a large bay window, original oak flooring, and a cosy working fireplace. Throughout, you'll appreciate the delightful period features such as elegant coving and sophisticated wall panelling. The second room is painted a dark blue, offering a division between the spaces.

Towards the rear, a modern kitchen with a chic tiled splashback connects to a large, south-west-facing garden. This peaceful outdoor space offers uninterrupted green views, fruitful trees, and an allotment with a greenhouse, perfect for enjoying the sun throughout the day.

The first floor houses a bright primary bedroom with two windows, fitted wardrobes, and a banana leaf-wallpapered feature wall. The second bedroom includes an original fireplace, while the third, currently utilised as an office, offers garden views. A well-appointed bathroom completes this level.

The property offers significant potential for future expansion, including a substantial loft space and a side return. The garden's length allows for rear extensions without compromising outdoor space, as seen in other homes on the street.

Situated in a peaceful neighbourhood with welcoming neighbours and an active community, this home boasts an unbeatable location. Enjoy four parks within a ten-minute walk, Francis Road's shops and new Kerb market, and new eateries on Tilbury Road. Local amenities include a cricket ground, a leisure centre, gyms, a swimming pool, and soft play areas. Stratford's Olympic Park and Walthamstow Village are both about 15 minutes away.

Connectivity is excellent: Leyton Midland Overground is 0.4 miles away and Leyton Tube Station is 0.7 miles away, with resident permit parking available.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Doors to:

### Reception Room

24'5 x 11'5 (7.44m x 3.48m)

Door to:

### Kitchen

14'3 x 9'9 (4.34m x 2.97m)

Door to rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

14'0 x 12'11 (4.27m x 3.94m)

### Bedroom Two

11'1 x 8'6 (3.38m x 2.59m)

### Bedroom Three

10'0 x 10'0 (3.05m x 3.05m)

### First Floor Bathroom

6'4 x 5'8 (1.93m x 1.73m)

### Rear Garden

approx 105' (approx 32.00m)

On street resident permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

**Approximate Gross Internal Area 945 sq ft - 88 sq m**

Ground Floor Area 470 sq ft - 44 sq m

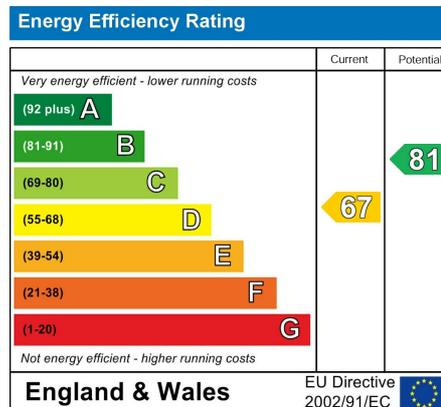
First Floor Area 475 sq ft - 44 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## LOCATION



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