




Dawlish Road, Leyton, London, E10

Offers In Excess Of £695,000

FOR SALE

 2  1  2

Freehold

- Victorian end of terrace house
- 2 Double bedrooms
- Gas central heating
- Ground floor wc & utility room
- Leyton tube station: 0.5 mile walking distance
- EPC rating: E (43) & Council tax band: C
- Rear garden
- On street residents permit parking
- Chain-free
- Internal: 966 sq ft (89 sq m)

Located on the sought-after Dawlish Road, this Victorian end-of-terrace home is beautifully presented to an exceptional standard. Offered chain-free, the property perfectly balances its period character with a sharp, contemporary finish throughout.

The ground floor features a charming bay-windowed lounge, finished in a rich midnight blue that creates a cosy yet elegant atmosphere. This flows seamlessly into the dining room beyond, where a vibrant orange palette brings warmth and energy, together forming a striking and fluid living space. Both rooms are tied together by original stripped-wood flooring underfoot. The delightful kitchen has been thoughtfully updated with stylish green cabinetry, providing a bold splash of colour that perfectly complements the classic Belfast sink and range cooker. This space leads through to a practical utility room and a convenient guest WC at the rear. The kitchen, utility room, and toilet all benefit from underfloor heating.

Upstairs, the home offers two well-proportioned double bedrooms, both benefiting from bespoke fitted wardrobes. The primary bedroom is situated at the front, serving as a bright, airy sanctuary thanks to two large windows. These are served by a stunning four-piece family bathroom of generous proportions, offering a true spa-like experience, with both a classic freestanding clawfoot bath and a separate walk-in shower.

To the rear, a private courtyard garden provides a peaceful, low-maintenance outdoor retreat, with ample space for a table, perfect for enjoying summer dining and entertaining. The location is a standout feature, within easy reach of the independent shops and amenities of Francis Road. For those looking to commute or shop, Leyton Central Line station is just a half-mile stroll away, providing quick access to the City, the West End and the retail therapy of Westfield Stratford City.

Shall we take a look?

Dawlish Road, Leyton, London, E10

DIMENSIONS

Ground Floor WC

7'7 x 3'3 (2.31m x 0.99m)

Reception Room

14'10 x 12'6 (4.52m x 3.81m)

Dining Room

15'1 x 10'10 (4.60m x 3.30m)

Kitchen

14'9 x 8'8 (4.50m x 2.64m)

Utility Room

10'2 x 5'8 (3.10m x 1.73m)

Bedroom One

14'8 x 10'9 (4.47m x 3.28m)

Bedroom Two

11'1 x 9'6 (3.38m x 2.90m)

First Floor Bathroom

9'2 x 8'11 (2.79m x 2.72m)

Rear Garden

On street residents permit parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

Disclaimer:

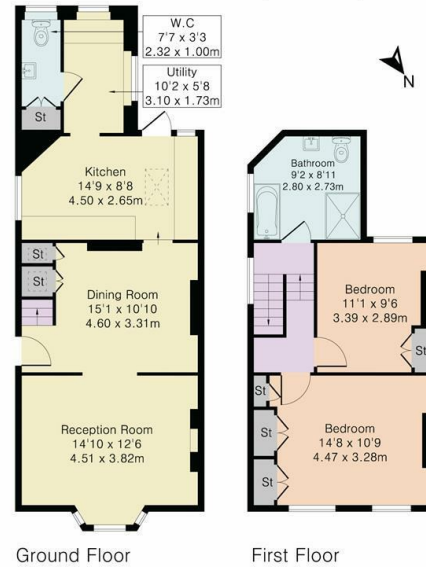
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN

Approximate Gross Internal Area 966 sq ft - 89 sq m

Ground Floor Area 563 sq ft - 52 sq m

First Floor Area 403 sq ft - 37 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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

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		
	43	72
England & Wales	EU Directive 2002/91/EC	

LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

