

HUNTERS[®]
HERE TO GET *you* THERE



Bloxhall Road, Leyton, London, E10 7LP

Guide Price £375,000 - £400,000



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This delightful flat on Boxhall Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms. The flat features a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The lounge is bathed in natural light, creating a warm and inviting atmosphere. The kitchen is functional and well-equipped, making it easy to prepare meals and enjoy culinary adventures. The bathroom is neatly presented, providing all the essentials for daily living.

One of the standout features of this property is the lovely garden, which offers a private outdoor space for enjoying fresh air, gardening, or simply unwinding after a long day.

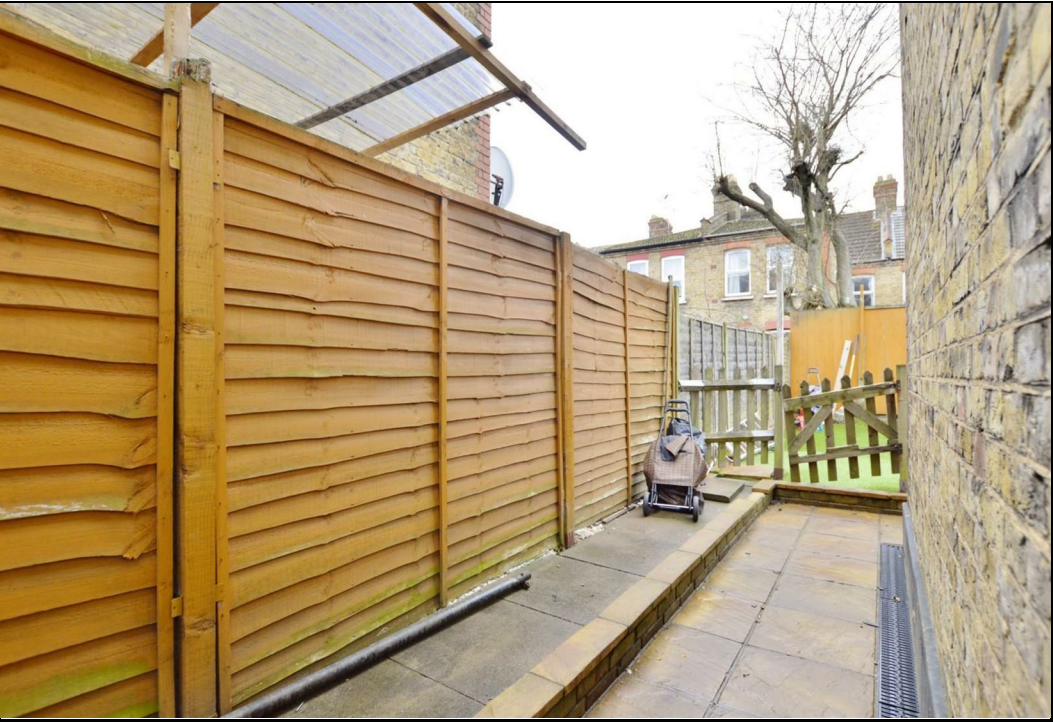
Conveniently located and within easy reach of Lea Bridge Road station, ensuring excellent transport links for commuting or exploring the wider area. Additionally, local shops and amenities are just a stone's throw away, providing everything you need for day-to-day living.

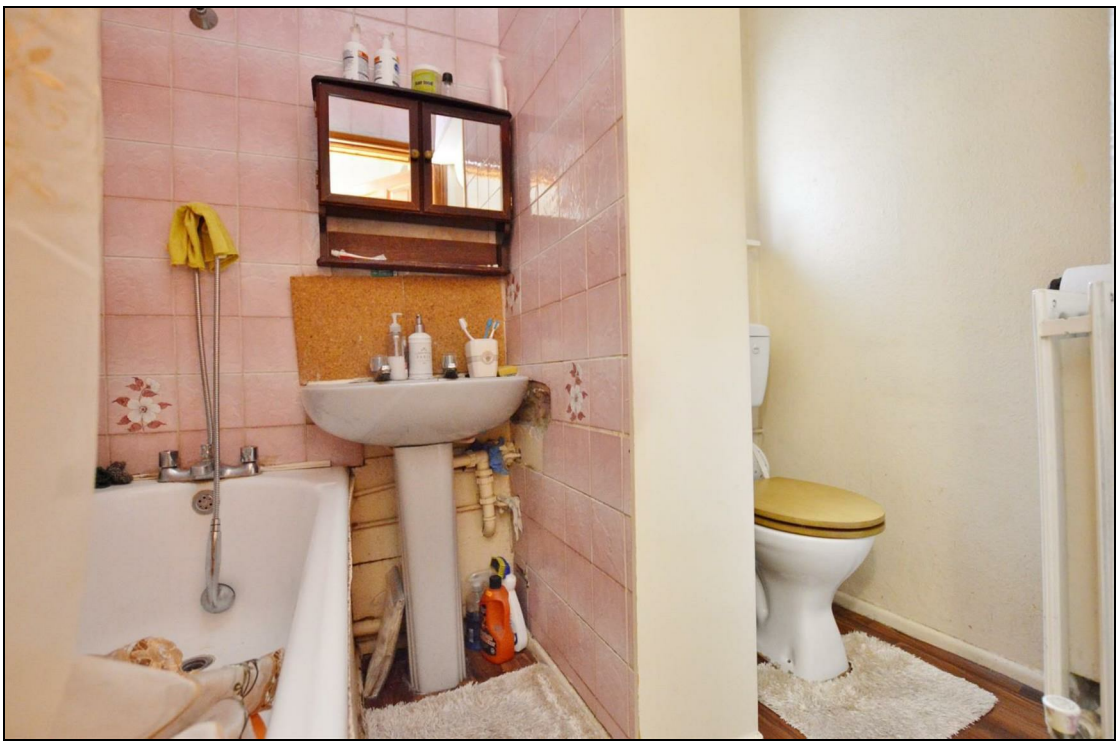
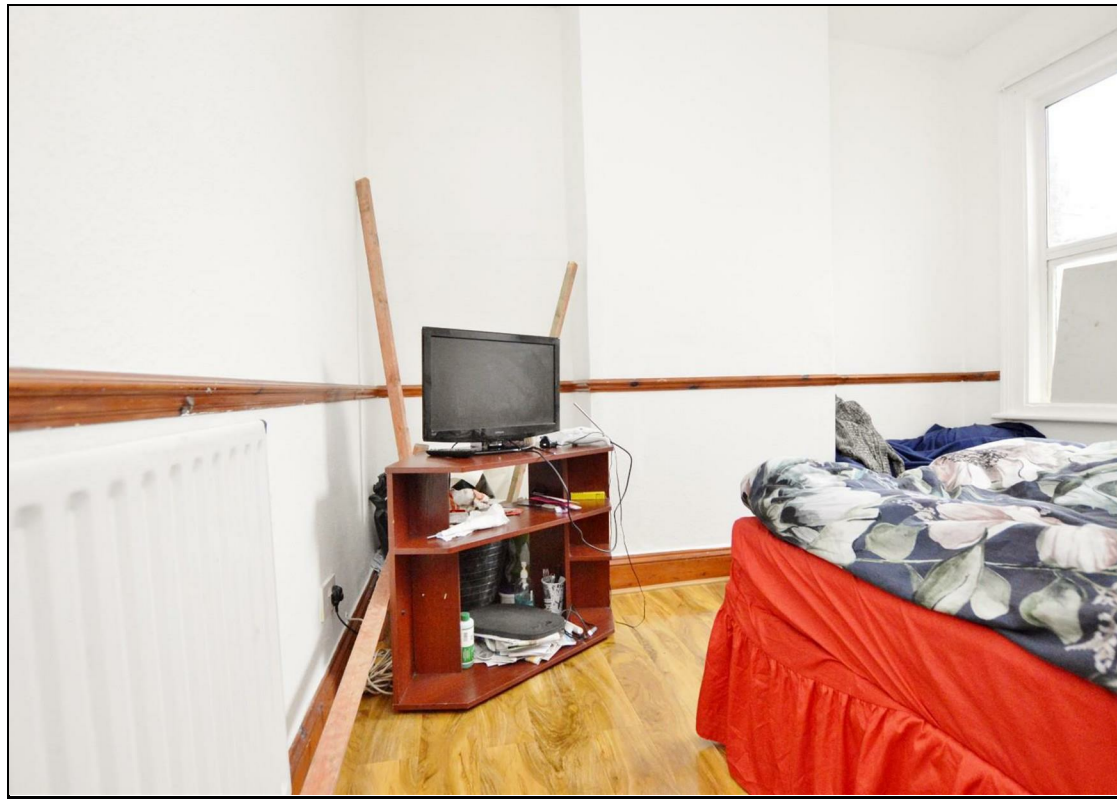
This flat on Bloxhall Road presents an excellent opportunity for those looking to settle in a lively community while enjoying the comforts of home. With its appealing features and prime location, it is certainly worth considering for your next move.

KEY FEATURES

- TWO BEDROOMS
 - LOUNGE
 - KITCHEN
 - BATHROOM
 - REAR GARDEN
- LOCATED FOR LEA BRIDGE STATION
 - LOCAL SHOPS AND AMENITIES
 - PRIME LOCATION

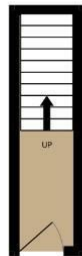






GROUND FLOOR

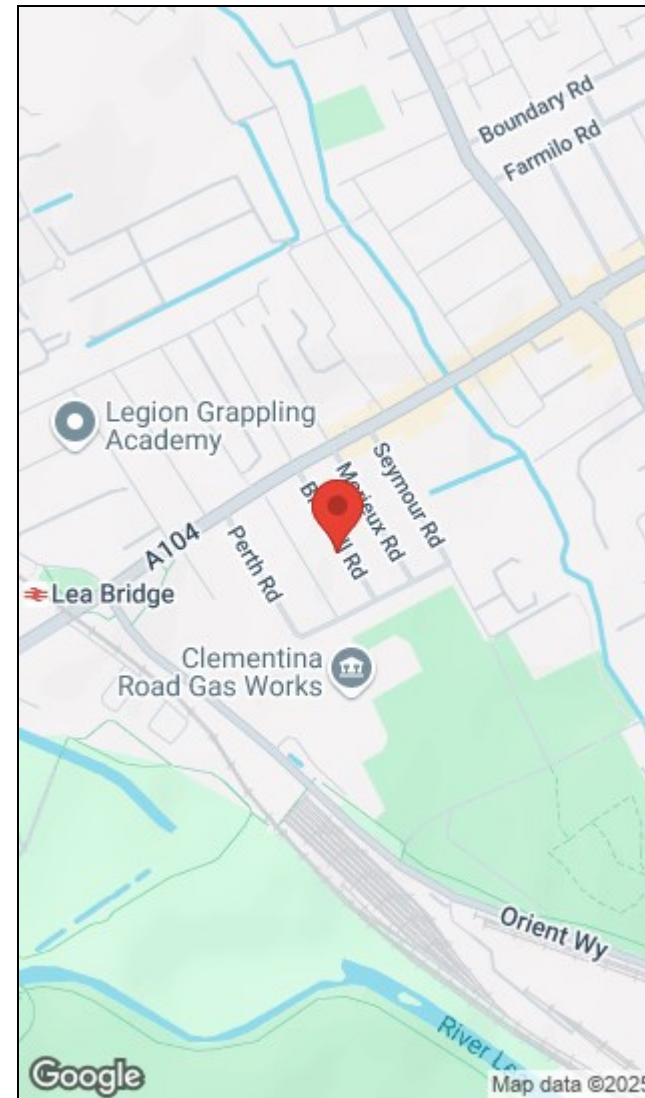
FIRST FLOOR



HUNTERS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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		
EU Directive 2002/91/EC		
England & Wales		

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		
England & Wales		

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