



Halford Road, Leyton, E10  
London

Guide Price £775,000



## Halford Road, Leyton, E10

London

Guide Price £775,000 – £850,000 Having remained in the same ownership for over 50 years, this charming double-bayed Edwardian three-bedroom home is ideally positioned on a peaceful no-through road, just moments from Hollow Ponds and Leyton Flats.

- Double Bayed Edwardian House
- South/West Facing Garden
- Three Double Bedrooms
- Kitchen Diner
- Two Reception Rooms
- First Floor Bathroom
- Resident Parking
- Availability To Extend (Subject To Planning Permission)
- Hollow Ponds And Leyton Flats A Moments Walk Away
- St Marys Primary School (Outstanding)



Rich in character and period appeal, the property offers generous living accommodation including two reception rooms, a kitchen diner and a beautifully maintained south-west facing garden, perfect for enjoying afternoon and evening sun.

A rare opportunity to acquire a much-loved family home in a highly sought-after location.

Situated on the sought-after Halford Road in Leyton, the property enjoys a peaceful residential setting while being exceptionally well connected. The open green spaces of Hollow Ponds and Leyton Flats are just a short stroll away, offering scenic walks, cycling routes, boating lakes and easy access into Epping Forest. Excellent transport links are nearby, with Leytonstone Underground Station providing Central Line access into the City and West End, while Leyton Midland Road Overground is also within easy reach. The area is well served by a growing selection of independent cafés, restaurants and local amenities, together with highly regarded schools and convenient shopping facilities, making it an increasingly popular location for families and professionals alike.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







# Halford Road

Approx. Gross Internal Area 117.2 sq. metres (1261.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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