



Westdown Road, Leyton, E15

A MUST LOOK.....IDEAL INVESTMENT, F/F BATH/WC

We are pleased to offer for sale, this three bedroom mid terrace house, situated moments from Leyton tube station (central line) and the extensive amenities of High Road Leyton. The property is also within close proximity to Stratford International station & local shopping and transport facilities. Benefiting from; three double bedrooms, large through lounge and dining room, fitted kitchen, first floor bathroom/WC, double glazing, gas central heating (untested), large rear garden and good condition throughout. Ideal family home, early viewing highly recommended.

**Offers in Excess
of £549,995** freehold



Entrance:- Via front garden leading to front door, to:-

Further internal hallway leading to

Through Lounge: 24'9" x 10'5"
Double glazed bay window to front aspect and window to rear, high ceilings, radiator and power points to remain

Dinning Room: 17'8" x 8'9"
Double glazed door to garden, high ceilings, radiator and power points to remain

Kitchen: 14'6" x 4'2"
Fitted kitchen with lino, part tiled walls, wall and base mounted units with roll top work surface incorporating sink with mixer tap and side drainer, plumbing for washing machine and dishwasher cooker, fridge freezer, sky - light window, double glazed window to rear aspect and door to utility room leading to garden.



First Floor Landing
Access to loft, hallway- doors to:

Bedroom One: 13'9" x 10'2"
Two double glazed windows to front aspect, fitted wardrobes, radiator and carpet to remain.

Bedroom Two: 10'6" x 8'7"
Double glazed window to rear, radiator and carpet to remain.

Bedroom Three: 9'7" x 8'9"
Double-glazed window to rear, radiator and carpet to remain.

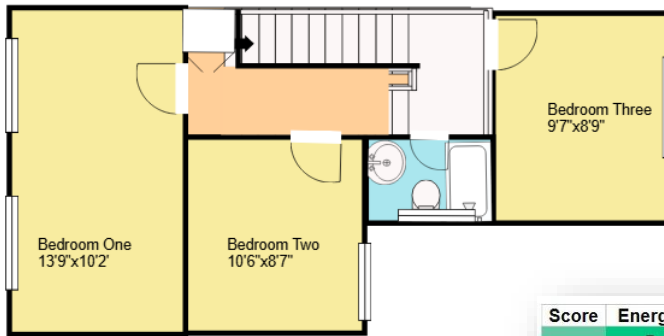
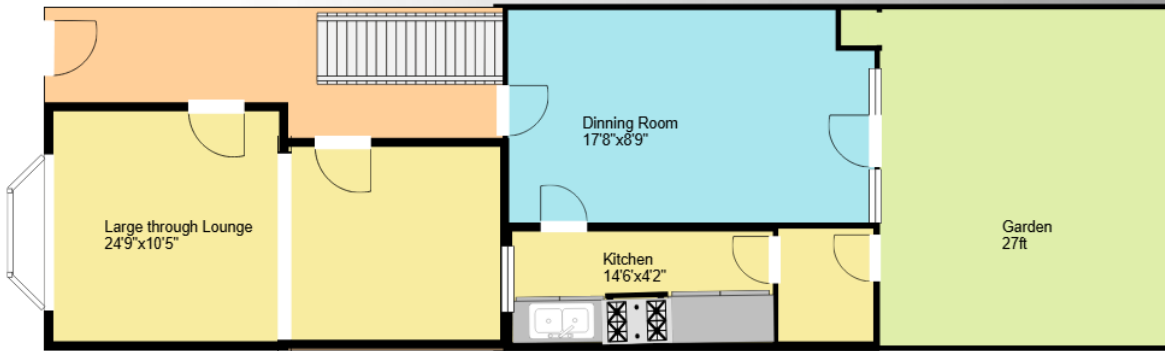
Bathroom:
Three piece suite, comprising of low flush WC, bath with side panel taps, pedestal sink with taps, fully tiled and lino flooring.

Rear Garden 50 ft
Low maintenance garden – concrete & shed



Misrepresentation Act 1991

Orange Square for themselves and for the Vendors of this property whose agents they are given notice that All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out as a general guide only and do not constitute any part of any offer or contract. No person in the employment of Orange Square has any authority to make or give representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

