






## Colchester Road, Leyton, London, E10

Offers In Excess Of £900,000

**FOR SALE**

 2  2  5

Freehold

- 5 bedroom period terraced house
- Ground floor WC
- Loft conversion
- Double glazing & gas central heating
- Open plan kitchen/sitting room
- Leyton Midland Road Overground station: 0.2 mile
- Council tax band: D & EPC rating: C (70)
- Rear garden with outbuilding
- On street residents permit parking
- Internal: 1744 sq ft (sq m)

Located on the tree-lined Colchester Road, this substantial five-bedroom period terraced house offers an expansive layout across three floors.

The ground floor opens into a welcoming hallway leading to the heart of the home, which begins with a bright double reception room featuring a classic bay window; this through-reception flows naturally into a dining area, providing a versatile footprint for both formal entertaining and daily life.

To the rear, the property opens into an impressive extended kitchen and sitting room. This area is characterised by multiple skylights that bathe the space in natural light, complemented by sleek built-in storage. From here, double doors provide direct access to a low-maintenance, paved rear garden, which features a handy outbuilding for additional utility or storage. Completing the ground floor is a downstairs WC, neatly tucked away behind the staircase.

Moving to the upper floors, the first level comprises three well-proportioned bedrooms and a further single room, perfectly suited as a home office or nursery. The primary bedroom at the front mirrors the ground floor with its large bay window and integrated wardrobes. The top floor houses a professional loft conversion, offering a private fifth bedroom complete with an en-suite shower room, built-in wardrobes, and accessible eaves storage.

The surrounding E10 neighbourhood offers a vibrant community feel; you are moments away from the green space of Abbots Park and a variety of local favourites, including Perky Blenders, Bread and Oregano, and Tun café and bar. For evening entertainment, the Leyton Calling cocktail bar is nearby, while being a stone's throw from Leyton Midland Road Overground station, ensuring excellent connectivity.

Shall we take a look?

# Colchester Road, Leyton, London, E10

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to all ground floor rooms.

### Ground Floor WC

5'9 x 2'7 (1.75m x 0.79m)

### Reception Room

26'6 x 12'0 (8.08m x 3.66m)

Doors leading to:

### Kitchen/sitting room

29'2 x 16'10 (8.89m x 5.13m)

Doors leading to reception room. Door to rear garden.

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

14'6 x 11'0 (4.42m x 3.35m)

### Bedroom Two

11'6 x 11'5 (3.51m x 3.48m)

### Bedroom Three

10'7 x 9'0 (3.23m x 2.74m)

### Bedroom Four

9'2 x 5'9 (2.79m x 1.75m)

### First Floor Bathroom

7'3 x 4'10 (2.21m x 1.47m)

### Second Floor Landing (Loft)

Door to:

### Bedroom Five

16'5 x 14'5 (5.00m x 4.39m)

Door to:

### Ensuite

6'7 x 4'5 (2.01m x 1.35m)

### Rear Garden

Access to:

### Outbuilding/storage

16'7 x 8'1 (5.05m x 2.46m)

On street residents permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

### 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 1744 sq ft - 161 sq m (Excluding Outbuilding)

Ground Floor Area 876 sq ft - 81 sq m

First Floor Area 586 sq ft - 54 sq m

Second Floor Area 282 sq ft - 26 sq m

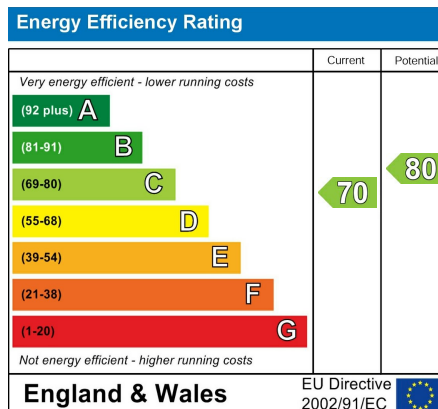
Outbuilding Area 135 sq ft - 12 sq m



Floor plan produced in accordance with FICS 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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