



Knotts Green Road, Leyton, London, E10

Offers In Excess Of £625,000

Freehold

FOR SALE

1 1 3

- 3 Bedroom Victorian terraced house
- Kitchen/diner & Utility Room
- Double glazed
- Gas central heating
- Walthamstow Village closeby
- Council tax band: C
- Rear garden: 48'9 x 15'11
- On street residents permit parking
- Chain-free
- Internal: 819 sq ft (76 sq m)

This chain-free, three-bedroom Victorian terraced home strikes the perfect balance between period character and the practicalities of modern London living.

Step through the front door and a beautifully bright reception room greets you. The large bay window draws in an abundance of natural light, highlighting the well-proportioned dimensions that define this home. Moving through, the heart of the house is undoubtedly the kitchen-diner. It's a sociable, open space, further enhanced by a convenient utility room tucked away to the rear. This is a rare and welcome addition for any Victorian terrace.

The first floor continues to impress, with a large primary bedroom that features a bay window, built-in storage and a striking original fireplace adorned with intricate tiling. Two further bedrooms sit to the rear of the house, offering peaceful views across the private garden. A well-placed family bathroom serves the floor, completing the upper level.

Outside, the rear garden is a thoughtfully arranged mix of patio and lawn, offering the perfect backdrop for al fresco dining.

The location is as much of a draw as the house itself, sitting in a pocket of Leyton that perfectly captures the area's creative energy. The home is perfectly situated near Walthamstow Village, with Walthamstow Central Tube station providing the fastest direct connections to King's Cross, Liverpool Street, and Victoria. This central point provides an unrivalled variety of high street shops, the famous market and local eateries, alongside the best schools, playgroups and activities. For those seeking green space, the scenic Hollow Ponds and Jubilee Park are within easy reach, ensuring every essential for family and professional life is within effortless reach.

Shall we take a look?

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DIMENSIONS

Reception Room
14'8 x 10'7 (4.47m x 3.23m)

Kitchen/diner
15'11 x 11'6 (4.85m x 3.51m)

Utility Room
4'11 x 4'8 (1.50m x 1.42m)

Bedroom One
13'11 x 10'3 (4.24m x 3.12m)

Bedroom Two
11'9 x 8'7 (3.58m x 2.62m)

Bedroom Three
8'4 x 7'0 (2.54m x 2.13m)

First Floor Bathroom
6'4 x 5'2 (1.93m x 1.57m)

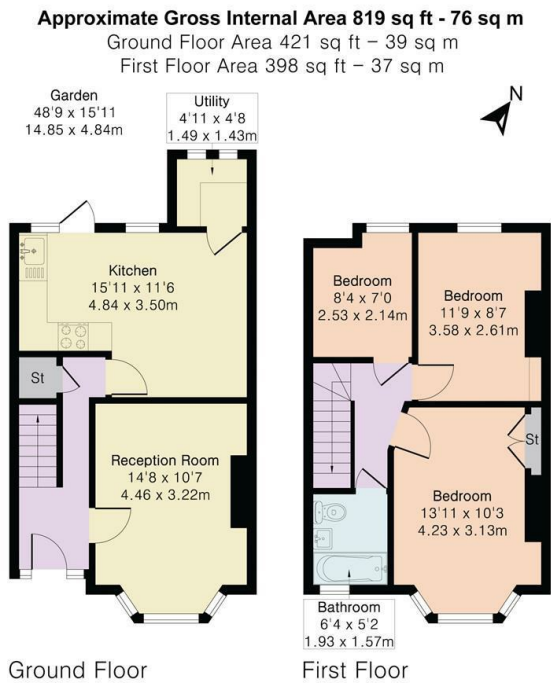
Rear Garden
48'9 x 15'11 (14.86m x 4.85m)

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.

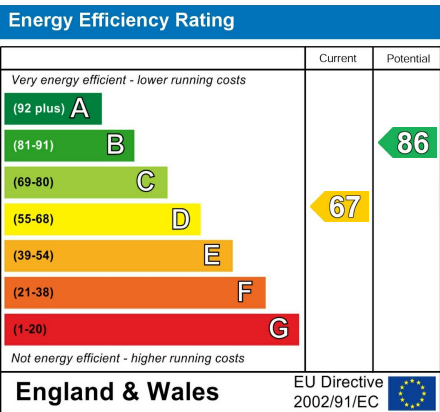
FLOORPLAN



Floor plan produced in accordance with RICS 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

