




Farmer Road, Leyton, London, E10

£3,000 PCM

Unfurnished

TO LET

 1  2  4

- Victorian terraced house
- 4 Bedrooms
- Loft conversion
- Double glazing
- Gas central heating
- Deposit: £3461.53
- EPC rating: D (67)
- Council tax band: C
- Rear garden
- Internal: 1073 sq ft (100 sq m)

A stunning four bedroom terraced house on Farmer Road. Nestled just behind Leyton cricket ground and within easy walking distance of both Leyton Midland and Leyton stations, this delightful property benefits from an enviable location. It's also just a hop, skip and a jump from the many bars and eateries of Francis Road and the High Road, meaning your weekends are catered for too.

Internally this property stretches across three floors. On the ground floor there is a spacious through reception room, with gorgeous stripped wood flooring underfoot. This leads seamlessly into a sleek, modern fitted kitchen.

Upstairs the bedrooms are split across the upper two floors. There are three bedrooms and the family bathroom on the first floor, whilst the second floor houses the principal bedroom, complete with an en suite bathroom. All of the bedrooms and bathrooms are as beautifully presented as the ground floor.

Outside there is a decked garden to the rear – the perfect spot to relax with a glass of something cold on a warm summer evening.

A beautiful property from top to bottom, and from front to back. Want to see it for yourself? Then give us a call...

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DIMENSIONS

Through Lounge

24'7 x 11'7 (7.49m x 3.53m)

Kitchen

10'0 x 8'5 (3.05m x 2.57m)

Bedroom One

14'3 x 10'8 (4.34m x 3.25m)

Bedroom Two

9'5 x 8'6 (2.87m x 2.59m)

Bedroom Three

8'6 x 6'7 (2.59m x 2.01m)

First Floor Bathroom

8'6 x 4'2 (2.59m x 1.27m)

Bedroom Four (Loft)

16'6 x 9'8 (5.03m x 2.95m)

En-Suite

8'11 x 7'11 (2.72m x 2.41m)

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 and floorplans 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.

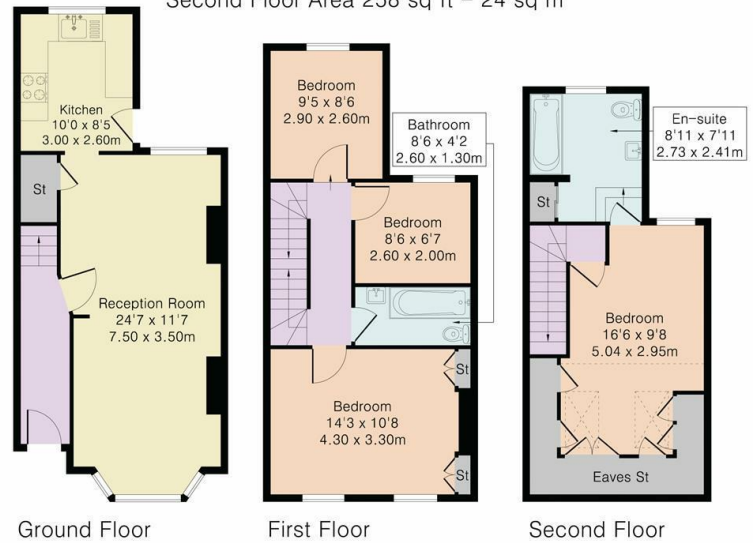
FLOORPLAN

Approximate Gross Internal Area 1073 sq ft – 100 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 404 sq ft – 38 sq m

Second Floor Area 258 sq ft – 24 sq m



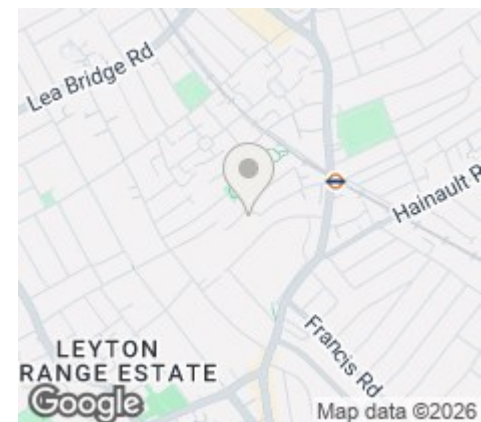
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

LOCATION



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