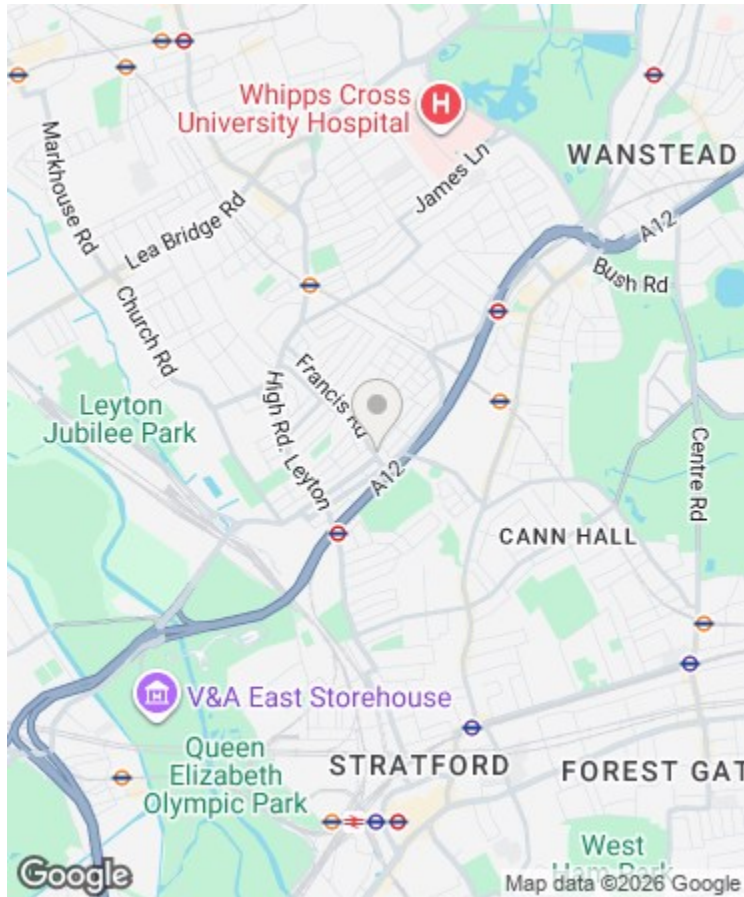




Directions

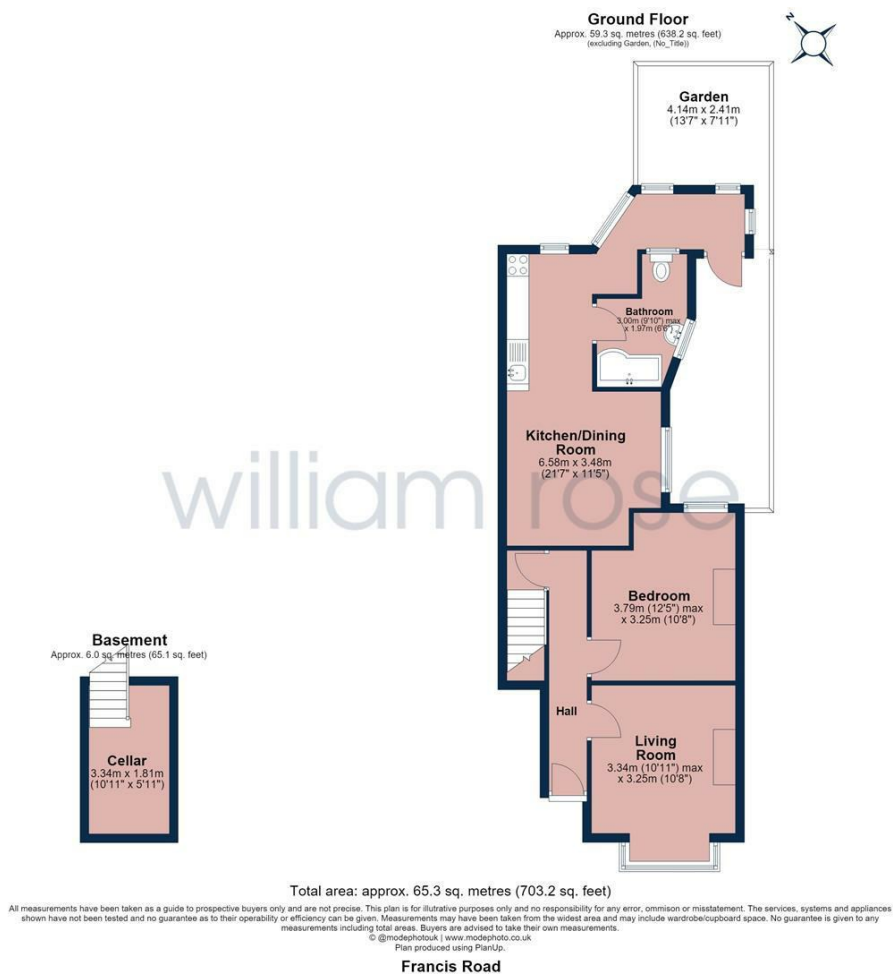
Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



33 Francis Road, Leyton, London, E10 6PN

Offers In Excess Of £450,000

- Two-bedroom
- Chain free
- Spacious kitchen/dining/living space
- Ground floor
- Excellent local transport links
- Abrahams maisonette
- Share of freehold
- Cellar
- Prime Francis Road location
- Private rear garden

33 Francis Road, London E10 6PN

Offered chain free with a share of freehold, this charming two-bedroom ground-floor Abrahams maisonette occupies a sought-after position on Francis Road, in the heart of Leyton.



Council Tax Band: B



The property offers spacious and practical accommodation, at the centre of the home is a generous kitchen and dining room, providing plenty of space for cooking, entertaining and everyday living. Two well-proportioned rooms to the front can be arranged as bedrooms or as a bedroom and separate reception room, allowing the layout to suit a variety of needs.

Further accommodation includes a fitted bathroom, entrance hall and direct access to a private rear garden, creating an inviting outdoor space for relaxing, dining and entertaining. The separate cellar provides valuable storage and could be ideal for bicycles, tools or household items.

Francis Road is one of Leyton's most popular neighbourhood destinations, known for its pedestrian-friendly setting, independent cafés, restaurants, shops and strong community atmosphere. Leyton Underground and Leyton Midland Road Overground stations are both within easy reach, providing convenient connections towards Stratford, the City and other parts of London. Coronation Gardens, Queen Elizabeth Olympic Park, Hackney Marshes and Wanstead Flats also offer a wide choice of nearby green and recreational spaces.

An excellent opportunity for first-time buyers, professional couples or those seeking a characterful home in one of East London's most desirable neighbourhoods.