






## Epsom Road, Leyton, London, E10

Offers In Excess Of £700,000

**FOR SALE**

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Freehold

- End of terrace house
- 3 Bedrooms
- Open plan reception room
- Potential for loft extension (STPP)
- Double glazing & gas central heating
- Council tax band C & EPC rating: D (59)
- West facing rear garden: 64'9 x 26'0
- Garden room/home Office
- On street residents permit parking
- Internal: 949 sq ft (88 sq m)

This beautifully presented three-bedroom end-of-terrace home offers a thoughtfully designed living space, finished to an excellent standard throughout.

A welcoming entrance hall sets the tone, leading to a bright open-plan reception and dining room. Here, sliding doors draw in natural light and open directly onto the rear garden, creating a seamless indoor-outdoor living experience. The sleek kitchen features stylish green metro tiles, adding a contemporary flair.

Upstairs, the generous principal bedroom is flooded with light, alongside two further well-proportioned bedrooms and a modern family bathroom. The loft space, where neighbouring homes have successfully extended, presents exciting potential for an additional bedroom and bathroom (STPP).

Outside, the property continues to impress with a large west-facing garden, perfectly positioned to capture the afternoon and evening sun. A versatile garden room, complemented by convenient side access, provides the ideal space for a home office or creative studio.

The home is perfectly situated on a quiet residential turning between the charm of Walthamstow Village and the expansive green spaces of Epping Forest and Hollow Ponds. Both Walthamstow Central and Leytonstone stations are less than a mile away, making this an excellent choice for commuters.

A short stroll brings you to the pedestrianised charm of Orford Road, the vibrant heart of the Village, with favourites including The Queens Arms, Peeld and Eat 17. Nearby, the Ravenswood Industrial Estate offers local breweries and the neon-lit energy of God's Own Junkyard. With highly regarded local schools in every direction, this superb home offers everything you need in one of East London's most sought-after pockets.

Shall we take a look?

# Epsom Road, Leyton, London, E10

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hall

Open to:

### Hallway

Staircase leading to first floor. Door to reception room & kitchen.

### Reception Room

23'9 x 12'9 (7.24m x 3.89m)

Sliding patio doors leading into rear garden.

### Kitchen

9'3 x 7'10 (2.82m x 2.39m)

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

13'3 x 12'7 (4.04m x 3.84m)

### Bedroom Two

12'0 x 9'8 (3.66m x 2.95m)

### Bedroom Three

9'7 x 7'4 (2.92m x 2.24m)

### First Floor Bathroom

8'10 x 6'11 (2.69m x 2.11m)

### Rear Garden (West-facing)

approx 64'9 x 26'0 (approx 19.74m x 7.92m)

Access to garden room & shed.

### Garden Room

9'3 x 7'5 (2.82m x 2.26m)

### Shed

7'2 x 5'0 (2.18m x 1.52m)

### Front Garden

approx 26'6 x 12'3 (approx 8.08m x 3.73m)

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.

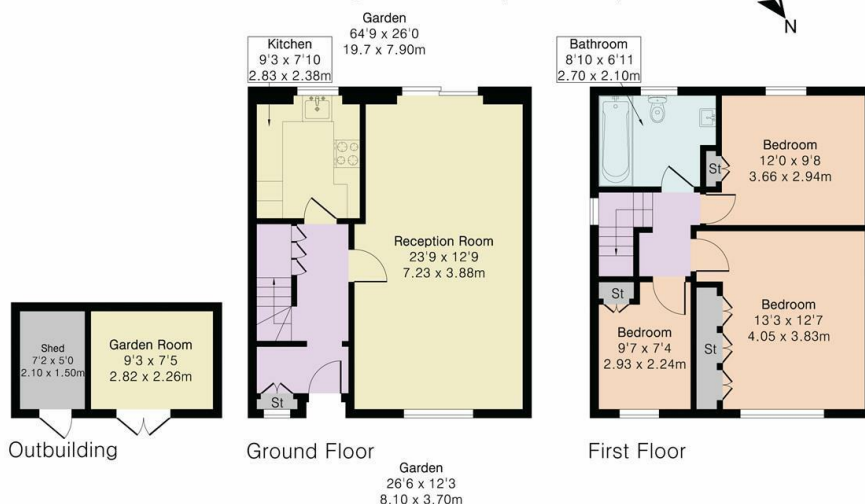
## FLOORPLAN

### Approximate Gross Internal Area 949 sq ft - 88 sq m (Excluding Outbuilding)

Ground Floor Area 472 sq ft - 44 sq m

First Floor Area 477 sq ft - 44 sq m

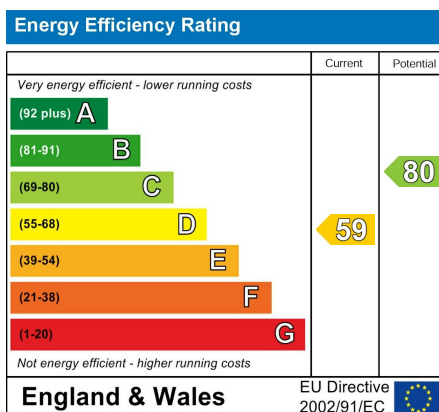
Outbuilding Area 108 sq ft - 10 sq m



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



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