

Cambrian Road, London, E10 7JE  
Asking Price £625,000

# Castles



Situated in the heart of Leyton, Castles are delighted to offer this bright and spacious three-bedroom, two-bathroom terraced home, available chain free and benefiting from planning permission for a single-storey rear extension (Planning Reference: 240970).

The property offers well-proportioned accommodation throughout and is filled with natural light, creating a welcoming and airy atmosphere. The ground floor comprises two reception rooms, providing flexible living and entertaining space, a fitted kitchen with dining area, and a family bathroom. The layout is ideal for modern family living and offers scope for further enhancement through the approved extension.

On the first floor, there are three bedrooms, including two generous double bedrooms and a well-sized single bedroom, together with a second bathroom. The accommodation is perfectly suited to families, first-time buyers and investors alike.

To the rear, the property benefits from a private enclosed garden, providing an excellent outdoor space for relaxing, entertaining and family enjoyment. The approved planning permission offers an exciting opportunity to extend and create a larger open-plan kitchen and living area, subject to the purchaser's requirements.

Ideally located, the property is within easy reach of Leyton Underground Station (Central Line), providing excellent access to Stratford, the City, Canary Wharf and the West End. A wide range of local amenities can be found nearby, including shops, cafés, restaurants and leisure facilities. Stratford's popular Westfield shopping centre, Queen Elizabeth Olympic Park and other attractions are also within convenient reach.

Combining spacious accommodation, future potential and a sought-after location, this is an excellent opportunity to acquire a fantastic home in one of East London's most popular areas.

Early viewing is highly recommended.



44 Lower Clapton Road

Hackney

London

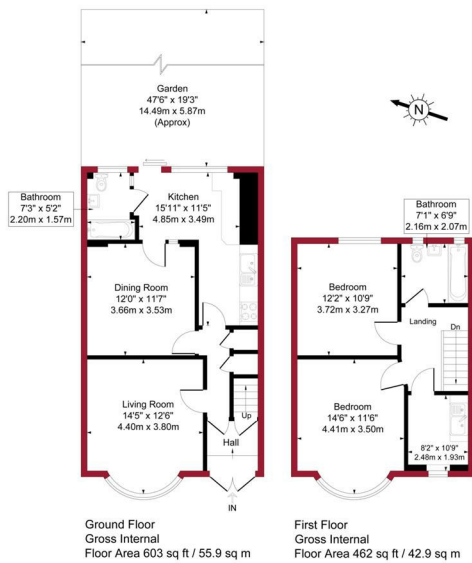
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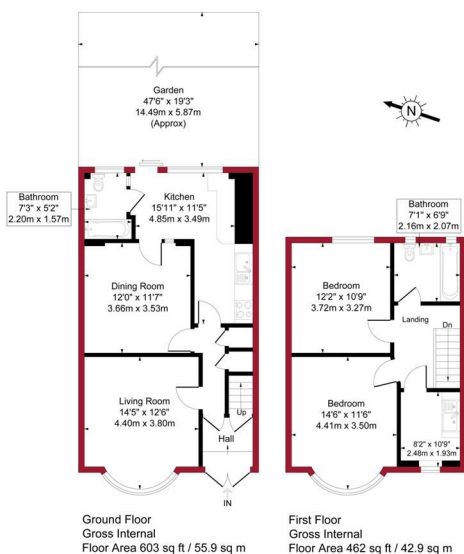
Cambrian Road, London, E10 Approximate Gross Internal Area = 1065 sq ft / 98.8 sq m



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.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC