



3 Nutfield Road, London - E15 2DG

£575,000 Freehold

Offer Chain Free and Vacant • One of the larger original three-bedroom Victorian homes in the immediate area • Beautifully proportioned Victorian home with excellent original layout • Huge 52'8" rear garden offering exceptional outdoor space • Outstanding opportunity to modernise and create a bespoke family home • Scope for rear extension, side return extension and L-shaped double dormer loft conversion (STPP) • Significant opportunity to increase both living space and future value • Short walk to Leyton Underground Station (Central Line) • Moments from Francis Road, Westfield Stratford City and Queen Elizabeth Olympic Park



**HIGHCASTLE
ESTATES**

020 3026 4420
sales@hceuk.com

Rare large 3-bed Victorian terrace on Nutfield Road. Chain free, vacant, huge garden, extension potential (STPP). Near Leyton tube, shops, parks, schools. A blank canvas for your dream home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

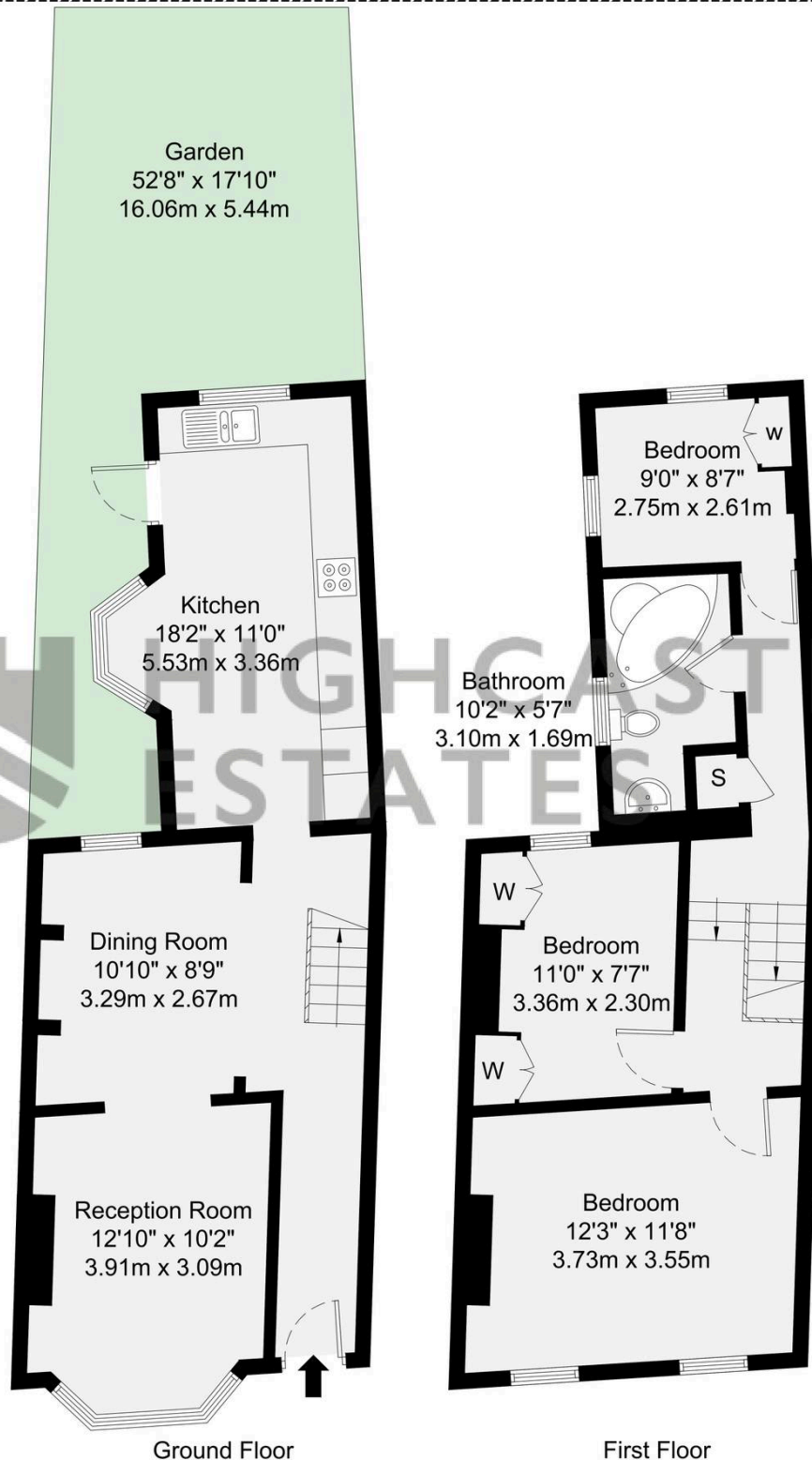
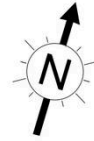
EPC Environmental Impact Rating: D



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GROSS INTERNAL AREA (GIA)
The footprint of the property
90.2 sq m / 971 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.8 sq m / 19 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
87.4 sq m / 940 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison
VUE**

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