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**Tallack Road, London, E10 7JR**  
**Offers In Excess Of £550,000**

Nestled in a tranquil cul-de-sac on Tallack Road, this charming house offers a perfect blend of comfort and convenience in the heart of London. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The house boasts two bathrooms, including a thoughtfully designed first-floor bathroom, which adds to the practicality of the home. The property is presented in great condition throughout, allowing you to move in with minimal fuss and start enjoying your new surroundings immediately.

Situated close to Lea Bridge Road, you will benefit from excellent transport links and local amenities, making daily life both easy and enjoyable. This delightful home is a rare find in such a desirable location, offering a peaceful retreat while remaining well-connected to the vibrant city life. Don't miss the opportunity to make this lovely house your new home.

#### Tenure & Council Tax

Tenure: Freehold

Council Tax Band: C

Council Tax Estimate: £2,025

Flood Risk: Rivers & Seas- Very low, Surface Water- Very low

#### Hallway

##### Reception One

12'7" x 13'1" (3.86 x 4.00)

##### Reception Two

11'5" x 12'1" (3.49 x 3.69)

**Kitchen**  
7'1" x 15'7" (2.18 x 4.77 )

**Shower Room**  
3'11" x 5'8" (1.21 x 1.73)

**Conservatory**  
5'8" x 8'5" (1.74 x 2.59)

#### First Floor Landing

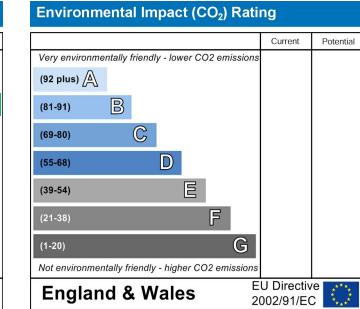
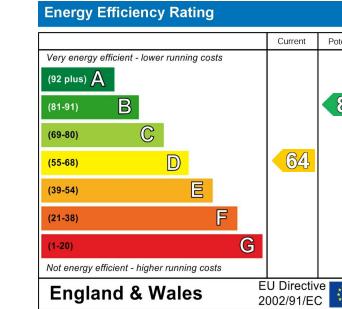
**First Floor Bathroom**  
5'6" x 6'9" (1.69 x 2.08)

**Bedroom One**  
10'5" x 12'4" (3.20 x 3.77)

**Bedroom Two**  
10'6" x 12'7" (3.22 x 3.84)

**Bedroom Three**  
7'2" x 8'4" (2.20 x 2.55)

**WC**  
2'11" x 6'9" (0.90 x 2.08)



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is based on the best available information and has not been tested and no guarantee as to their operability or efficiency can be given.

