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Capworth Street, London, E10 7HA

Offers In Excess Of £610,000

Nestled on the charming Capworth Street , this delightful terraced house offers a perfect blend of space and comfort. Built in 1930, the property has been thoughtfully extended, providing ample room for family living. With a generous total area of 1,227 square feet, this home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings.

The property boasts five well-proportioned bedrooms, ensuring that there is plenty of space for everyone. The layout is both practical and versatile, making it suitable for a variety of lifestyles. Additionally, there is potential to extend further, subject to planning permission, allowing you to tailor the home to your specific needs.

Conveniently located, this residence offers easy access to Lea Bridge Road, Leyton Station, and Walthamstow, making commuting and exploring the vibrant local area a breeze. The proximity to local amenities ensures that you have everything you need right at your doorstep, from shops and restaurants to parks and recreational facilities.

This property presents an excellent opportunity for those seeking a spacious family home in a well-connected area of London. With its blend of character, potential, and convenience, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful house your new home.

Locality:

Capworth Street is situated in the Leyton area, within the London Borough of Waltham Forest. It's a well-connected residential area with a good selection of local amenities. For public transport, residents have easy access to several train stations. Leyton Midland Road Station is just a short walk away and offers Overground services. Walthamstow Central Station, around 0.7Miles away, provides both Victoria Line Underground and Overground connections, while Walthamstow Queen's Road Station also offers Overground services at a similar distance.

The area is also well served by schools. George Mitchell School, an all-through school rated "Good" by Ofsted, is located about 630 yards away. St Joseph's Catholic Junior School, which has an "Outstanding" rating, is around 670 yards away on Marsh Lane. Thomas Gamuel Primary School, also rated "Good," is within walking distance on Colchester Road. Secondary education options include Norlington School and 6th Form on Norlington Road, approximately 0.6 miles away, and Kelmscott School on Markhouse Road, which is about 0.7 miles from Capworth Street—both schools rated "Good" by Ofsted. These amenities make the area a convenient and family-friendly place to live.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: B
Annual Council Tax Estimate: £1,772
Floor Risk: Rivers & Seas: Very Low, Surface Water: Low
Construction: Brick Built

Hallway
2'11" x 25'3" (0.89 x 7.70)
Double radiator, laminate flooring and smoke alarm.

Reception One
11'8" x 13'3" (3.57 x 4.06)
Double glazed window to front aspect, double gas heated radiator, laminate flooring, power points and TV aerial point.

Reception Two
10'11" x 8'1" (3.35 x 2.47)
Double glazed window to rear aspect, double gas heated radiator, laminate flooring and power points.

Kitchen
11'11" x 16'1" (3.65 x 4.92)
Double glazed windows to rea and side aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, freestanding cooker with gas oven and hob, extractor with hood, sink with drainer, space for fridge freezer, plumbing for washing machine, door leading to garden and power points.

First Floor Landing
4'11" x 16'10" (1.51 x 5.14)
Carpeted flooring and power points.

First Floor Bathroom
5'8" x 6'7" (1.74 x 2.03)
Single glazed window to rear aspect, tiled walls and tiled flooring, heated towel rail radiator, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and low level flush w/c.

Bedroom One
10'7" x 13'11" (3.24 x 4.25)
Single glazed window to front aspect, double radiator, laminate flooring and power points.

Bedroom Two
8'2" x 11'2" (2.51 x 3.41)
Single glazed window to rear aspect, double radiator, laminate flooring and power points.

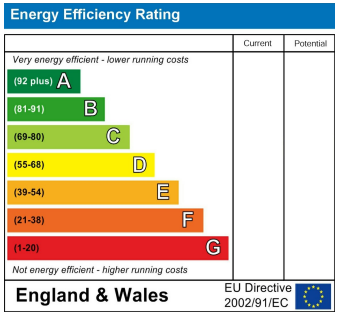
Bedroom Three
10'0" x 10'10" (3.06 x 3.32)
Single glazed window to rear aspect, double radiator, laminate flooring and power points.

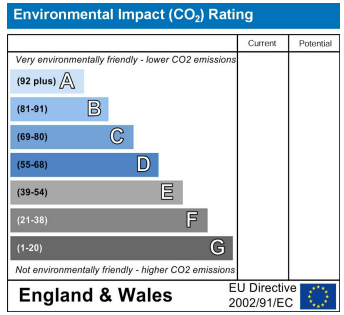
Second Floor Landing

Second Floor Bathroom
5'1" x 7'1" (1.55 x 2.17)
Double glazed window to rear aspect, tiled walls and tiled flooring, heated towel rail radiator, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low level flush w/c.

Bedroom Four
9'1" x 15'8" (2.79 x 4.78)
Double glazed window to rear aspect, double radiator, laminate flooring and power points.

Bedroom Five
13'1" x 13'10" (4.01 x 4.22)
Single glazed window to front aspect, double radiator, laminate flooring and power points.





TOTAL FLOOR AREA : 122.9 sq.m. (1323 sq.ft.) approx.

Whilst every attempt 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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