



Downsell Road, Stratford, London, E15

£575,000

Freehold

FOR SALE

 1  1  2

- Victorian terraced house
- 2 Double bedrooms
- Gas central heating
- Generous living space
- Leyton Central line station: 0.4 mile
- Great bus links
- EPC rating: D (60)
- Council tax band: C
- South-facing rear garden: Approx 30ft
- Internal: 765 Sq ft (71 sq m)

A family home full of character that combines a classic Victorian layout with a sleek modern interior. Inside, the open plan layout feels roomy and welcoming with high ceilings and engineered wood flooring throughout the ground floor.

The lounge area is a cosy setting, with feature fireplace and shuttered bay windows for the evening but opens up to the dining room creating a large combined living space. The contemporary kitchen is large and lit from above. The colour, layout and style are dramatic with the dark cabinets and crisp marble countertops and has the feel of a very social space; this would be a great home for entertaining. But when alone, you'd still have somewhere to sit in the kitchen. It's all very well considered.

The downstairs family bathroom is lovely with a stand alone tub, separate walk in shower and a separate WC. To the right of the kitchen is a useful storage room to park your bike or dump your wellies, and this leads out through French doors to the private, south facing garden. It's a well kept, low maintenance garden with split level decking, an attractive space to sit, dine and relax. Upstairs are 2 dreamy double bedrooms, both large and comfortable with fitted storage.

This quiet and friendly neighbourhood in Leyton is well connected for both local essentials and for central London, mega shopping and cinemas at Westfield, the Olympic Park and beyond; with the Central Line at Leyton station less than a 10 minute walk away. There're good schools within walking distance also a park at the end of the road called Drapers Field.

Hackney Wick is a short bike ride away with its arty and vibrant cafés and bars, yummy eateries, brewery and events; and a great place for canal walks or runs. In the other direction is Francis Road which is buzzing with local shops, amazing pubs and restaurants. A home of character and style in a great area.

Downsell Road, Stratford, London, E15

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Further door to:

Ground floor WC

Door to kitchen.

Reception Room

23'9 x 9'8

Staircase leading to first floor. Open to kitchen.

Kitchen

12'4 x 10'9

Door to ground floor wc, ground floor bathroom and lean to.

Ground Floor Bathroom

7'4 x 4'7

Door to kitchen.

Lean To

9'7 x 3'7

Door to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

12'5 x 10'7

Bedroom Two

10'7 x 9'5

Rear Garden

approx 30'

Additional Information:

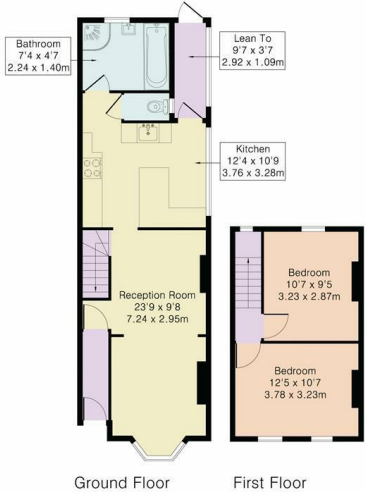
Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

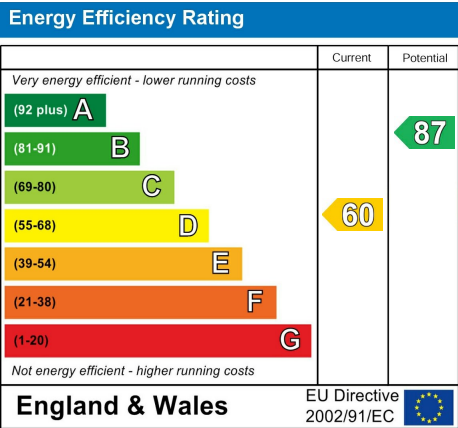
Approximate Gross Internal Area 765 sq ft – 71 sq m
Ground Floor Area 499 sq ft – 46 sq m
First Floor Area 266 sq ft – 25 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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



MAP

