



Colchester Road, Leyton, London, E10

£2,900 Per Annum

Part furnished

TO LET

1 2 3

- 3 Double bedroom terraced house
- Kitchen/diner & utility room
- Gas central heating
- Leyton Midland Road station: 0.4 mile
- Leytonstone tube station: 0.6 mile
- Deposit: £3346.15
- EPC rating: C (69)
- Council tax band: D
- Rear garden
- Internal: 1348 sq ft (125.2 sq m)

A stunning three double bedroom terraced house on Colchester Road. Perched where E10 meets E17, this amazing property is the perfect spot from which to explore and enjoy both of these amazing parts of East London. Whether it's Sunday morning walks around Hollow Ponds and Epping Forest, drinks with friends in one of the many bars of the High Road and Francis Road in Leyton, or dinner in Walthamstow Village, this is the ideal location from which to venture forth.

Inside the house is as beautifully presented as it is brilliantly located. On the ground floor there is a stylish reception room with feature fireplace and bay window, whilst to the rear is a fantastic kitchen diner, complete with island unit/breakfast bar. In between there is a modern and practical utility room and WC.

Upstairs is fully carpeted and the three bedrooms are all solid doubles, with built-in wardrobes in the spacious master bedroom. The family bathroom features both a roll top bath and a sleek walk-in shower, complete with rainfall shower head.

Outside there is a delightful private garden to the rear – ideal for relaxing on a summer's evening.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into

Enclosed Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room, kitchen/diner, utility room & basement.

Basement

Ground Floor WC

Reception Room

21'7 x 12'4 (6.58m x 3.76m)

Kitchen/diner

20'0 x 10'7 (6.10m x 3.23m)

Door to rear garden.

Utility Room

7'9 x 6'0 (2.36m x 1.83m)

Door to WC.

First Floor Landing

Door to all first floor rooms.

Bedroom One

16'5 x 14'5 (5.00m x 4.39m)

Bedroom Two

11'5 x 11'0 (3.48m x 3.35m)

Bedroom Three

11'11 x 10'7 (3.63m x 3.23m)

First Floor Bathroom

11'11 x 10'7 (3.63m x 3.23m)

Rear Garden

Additional Information:

Length of tenancy - 12 months with 6 month break clause

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

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN



TOTAL FLOOR AREA: 1348 sq ft (125.2 sq m.) approx.
While 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 misstatement. 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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EPC RATING

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C	69	87	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

LOCATION



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