

Lindley Road, Leyton, London, E10

Offers In Excess Of £875,000

Freehold

FOR SALE

2 3 5

- 5 Bedroom Victorian end of terrace house
- Kitchen/diner & cellar
- Double glazing & gas central heating
- Leyton Midland Road station: 0.4 mile
- Leyton tube station: 0.6 mile
- EPC rating: C (69)
- Council tax band: C
- Rear garden: approx 50ft
- Chain-free
- Internal: 1575 Sq ft (146 sq m)

This 5 bedroom family home combines its Victorian heritage with a sleek, modern interior to brilliant effect.

The decor is bold but calm throughout the home and every room is full of character and texture. The log burner in the lounge creates a cosy place to relax, with a lovely flow of light from the bay window. The kitchen diner is a clean and open space, filled with natural light from the overhead skylights, with contemporary fittings and an extremely workable layout with plenty of workspace and a breakfast bar. It's a fantastic space in which to entertain and enjoy the garden, which is large and low maintenance with patio space for dining and decking space for relaxing in the sun. There's also a handy WC on the ground floor.

Upstairs 3 of the 5 bedrooms are on the first floor along with a fresh feeling family bathroom with freestanding tub. And on the second floor are an extra 2 bedrooms and a shower room. The bedrooms are roomy perfect for a family.

You'll be living in a welcoming and inclusive community, just off Francis Road where you'll find all the essentials, which is buzzing with interesting, independent shops, cafes and excellent local pubs including the Coach & Horses. There're also delicious eateries and restaurants such as Marmelo and Yardarm. And from here you can walk to Walthamstow Village and Hackney Wick.

There're excellent local schools nearby for all ages and you're well linked for transport with the Central Line just a 10 minute walk away at Leyton tube and with easy bus routes in every direction. There're also parks and recreation grounds within walking distance.

A large, end of terrace family home, chain-free. Shall we go take a look?

Lindley Road, Leyton, London, E10

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Access to cellar, ground floor wc, reception room & kitchen/diner.

Cellar

22'1 x 5'3

Ground Floor WC

Reception Room

20'8 x 10'1

Kitchen/Diner

22'8 x 13'0

Door to rear garden.

First Floor Landing

Staircase leading to second floor landing. Door to all first floor rooms.

Bedroom One

13'5 x 11'1

Bedroom Two

17'11 x 7'6

Bedroom Three

11'2 x 8'1

First Floor Bathroom

9'10 x 4'7

Second Floor Landing (Loft)

Door to all second floor rooms.

Bedroom Four

17'1 x 13'7

Bedroom Four

8'4 x 8'2

Second Floor Shower Room

7'5 x 5'3

Rear Garden

approx 50'

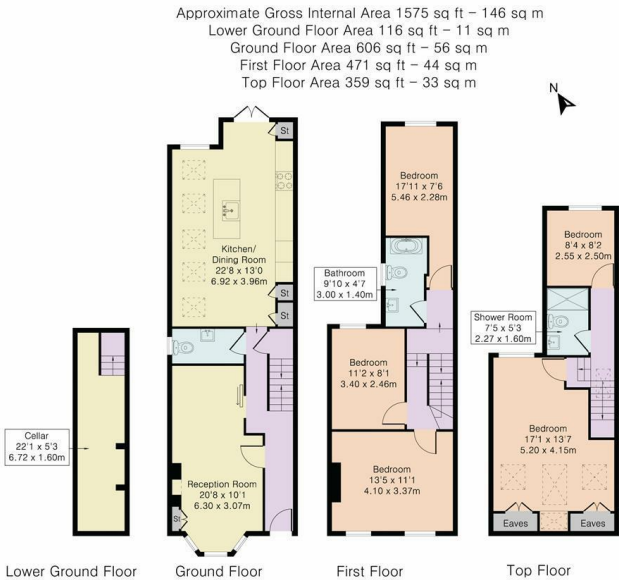
Additional Information:

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).

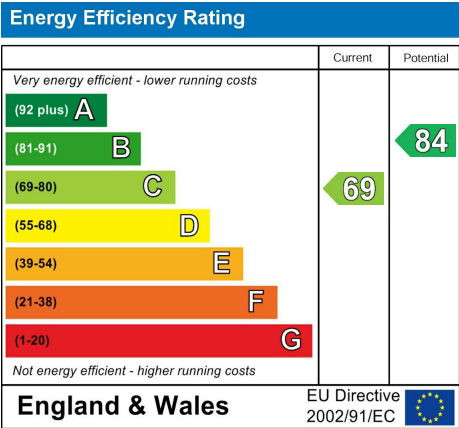
FLOORPLAN



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

