



## Nottingham Road, Leyton, London, E10

Offers In Excess Of £875,000

Freehold

**FOR SALE**

2 2 4

- Four Bedroom Mid Terrace House
- Two Reception Rooms
- Gas Central Heating
- Leyton Midland Road & Wood Street Stations: 0.6 miles
- Close Proximity To Hollow Ponds
- Popular Barclay Estate Location
- EPC Rating: D
- Council Tax Band: D
- Approx 50ft Mature Rear Garden
- 1657 Sq Ft (154 Sq M)

A 1920s double bay fronted family home on a beautiful tree lined road.

Laid out across 3 floors with easy flow and balance throughout, the living space downstairs is generous for the whole family to enjoy with 4 well-proportioned bedrooms upstairs. The stylish lounge at the front of the property, with original floorboards throughout is perfect to cosy up in whilst the woodburning stove is lit in winter. The open plan kitchen/diner is filled with natural light from the overhead skylight, and an option of 2 doors out to the rear garden. The garden is established with trees & shrubs providing space to dine, entertain and add to the already beautiful collection of greenery and small wildlife pond. A garden building is situated at the far end which is currently split into a small potting shed and workshop but could easily be an outdoor gym or office. The options are endless.

Upstairs, there are 4 bedrooms set across 2 floors, one currently used as a home office. The light and airy family bathroom has a stand-alone roll top cast iron bath and a separate shower. The principle bedroom with double overhead skylights is a tranquil space to enjoy alone time at the top of the house. The ensuite is contemporary with a walk in shower and stylish metro tiles.

Living here, your a short stroll from charming Walthamstow Village. You're also in the heart of the Barclay Estate in Leyton which has a great community feel & great schools - you'll be one road away from the outstanding Barclay Primary School. There's expansive green space at Hollow Ponds to get away from it all. If you're looking to go further afield you'll be close to Leytonstone for the Central line, Leyton Midland for the Overground and Walthamstow Central on the Victoria Line is not much further. You'll be spoilt for choice with the array of independent shops, pubs, restaurants, and cafes - our personal favourite is Bromley's...

# Nottingham Road, Leyton, London, E10

## DIMENSIONS

...This home is welcoming, colourful & full of character, with many original features intact including fireplaces & stripped wood floors and in a perfect location for a family.

### Dimensions:

#### Entrance

Via front door leading into:

#### Entrance Hallway

Staircase leading to first floor. Door to reception room & dining room.

#### Reception Room

16'6 x 12'4

#### Dining Room

13'6 x 10'10

Door to rear garden. Open to:

#### Kitchen

19'7 x 8'0

Open to dining room. Door to rear garden. Door to:

#### Utility Room

8'0 x 2'5

#### First Floor Landing

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

#### Bedroom One

16'4 x 12'5

#### Bedroom Two

13'7 x 12'4

#### Bedroom Three

9'11 x 6'5

#### First Floor Bathroom

8'0 x 7'10

#### Second Floor Landing (Loft)

Door to:

#### Bedroom Four

14'8 x 11'3

Door to:

#### En-Suite

8'3 x 7'10

#### Rear Garden

approx 50'

Access to:

#### Garden Building

15'0 x 5'8

Potential to be an office, studio or gym etc.

#### Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

Annual Council Tax Estimate: £1,939.94 pa.

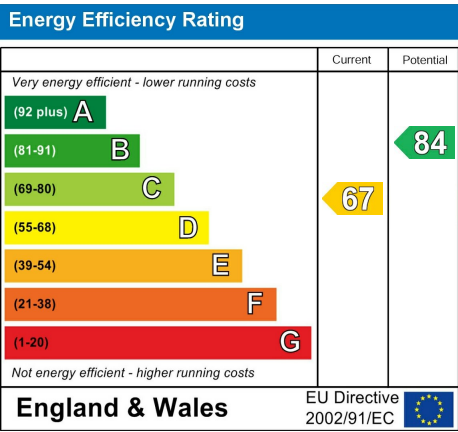
#### Disclaimer:

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



## EPC RATING



## MAP



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

