



## Capworth Street, Leyton, London, E10

Offers In Excess Of £700,000

Freehold

**FOR SALE**

2 1 3

- 3 Bedroom Victorian terraced house
- 2 Reception rooms
- Bay fronted master bedroom
- Gas central heating
- Leyton Midland Road station: 0.5 mile
- Good bus links to both Walthamstow & Leyton tube stations
- EPC Rating: D (62) & Council Tax Band: C
- Rear garden: approx 50ft
- Chain-free
- Internal: 1183 sq ft (110 sq m)

A classic 3 bedroom Victorian family home on a tree lined street, that's close to everything. The interior of the home is elegant, calming with clean lines throughout and full of natural light. On the ground floor there's a through lounge, providing a solid dining space with room to stretch out and relax in the lounge area. The original floors bring texture and character throughout the home as do the sash windows, where natural light flows through and fills the high ceilinged rooms. The stylish kitchen has soft tonal fittings and a view out to the fantastic garden. The garden is unique, with long established trees and shrubs to provide privacy, creating a natural green space of your own to enjoy entertaining and relaxing in the sun, with a handy shed at the far end to keep things tidy. Upstairs there's a roomy master bedroom with bay windows, plus 2 other bedrooms, the smaller of which is currently used as a home office. There's also a contemporary family bathroom with rainfall shower over the tub. The area is quiet with lots of young people and families living nearby and useful local business continually springing up. There're plenty of local schools within walking distance and you're close to the marshes and wetlands for walking and exploring. From home you'll have an easy walk to the many fantastic independent shops, bars, cafes, restaurants and pubs on both Leyton High Road and Francis Road. Favourites include Patchworks, Saffron Kitchen, Gelateria Romeo & Giulietta, Shed Coffee, The Heathcote and Star and Filly Brook. Whilst trips into central London and beyond are a breeze via the many bus routes on Lea Bridge Road. Leyton Midland Road which is a 10 minute walk away and Walthamstow Central Station and Leyton for the Underground. An elegant family property in a culturally rich and well-linked area of east London. And it's chain-free. Shall we get inside and take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

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

### Reception Room

13'2 x 10'10

Open to:

### Dining Room

11'3 x 11'2

Open to reception room and kitchen.

### Kitchen

10'5 x 9'1

Open to dining room. Door to rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

14'1 x 13'3

### Bedroom Two

10'5 x 9'0

### Bedroom Three

8'7 x 6'6

### First Floor Bathroom

8'9 x 4'5

### Rear Garden

approx 50'

### Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

Annual Council Tax Estimate: £1,827.16 per annum.

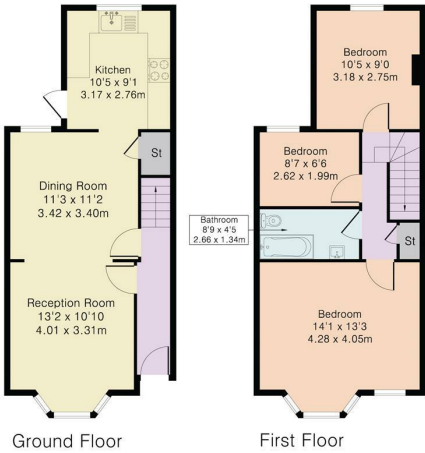
(2023/2024)

### Disclaimer:

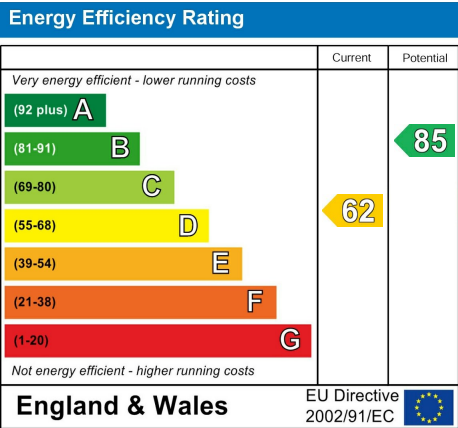
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 1183 sq ft – 110 sq m  
Ground Floor Area 494 sq ft – 46 sq m  
First Floor Area 404 sq ft – 38 sq m



## EPC RATING



## MAP

